



**100 Saline Creek Way  
Fort McMurray, Alberta**

**MLS # A2287862**



**\$504,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,587 sq.ft.	<b>Age:</b>	2006 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Garage Faces Rear, Stall		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Landscaped		

**Heating:** Forced Air, Natural Gas

**Floors:** Carpet, Hardwood, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Concrete

**Foundation:** Poured Concrete

**Features:** Kitchen Island

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1S

**Utilities:** -

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, dryer, all window coverings, garage heater, Basement: Fridge, Stove, Microwave, Washer, Dryer,

**DOUBLE DETACHED HEATED GARAGE! CORNER LOT! SEPARATE ENTRANCE!** Welcome to 100 Saline Creek Way, a fantastic opportunity offering space, functionality, and income potential. The main floor features a spacious living room designed to accommodate the whole family, beautifully accented by a cozy gas fireplace. The kitchen offers ample cabinet and counter space, stainless steel appliances, a convenient island, and a corner pantry, while the dining nook sits just off the kitchen—perfect for everyday meals and entertaining. Upstairs, you’ll find three generously sized bedrooms, including a large primary retreat complete with a walk-in closet and a 4-piece ensuite. A second 4-piece bathroom completes the upper level. The basement features a separate entrance to an illegal suite offering two bedrooms, a full kitchen, separate laundry, and a 3-piece bathroom—ideal for extended family or rental potential. Situated on a desirable corner lot, this property also boasts a heated double detached garage with additional side parking, plus a fully fenced and landscaped yard. Call now to book your personal showing!