



**172 Boisvert Place  
Fort McMurray, Alberta**

**MLS # A2295486**



**\$529,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,473 sq.ft.	<b>Age:</b>	1997 (29 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Open Floorplan, Pantry, Stone Counters, Vinyl Windows		

**Inclusions:** N/a

Meticulously kept home in Timberlea is ready for the next growing family. You will feel the warmth as you enter the spacious entry where you can see how beautiful the hardwood on the stairs creates a space you know you are going to love. . Gleaming hardwood floors in the comfortable living room with loads of light and a gas fire place. Formal dining room and open concept allows for a great space to entertain. Stunning countertops matched with white cupboards and stainless appliances will have you wanting to move in right away. . Kitchen has a dinette with access to the large deck and backyard where you will spend your summer days with the kids. You will not be disappointed with the size of the bedrooms especially the primary suite. Loads of closet space along with a 4 piece ensuite bath. Completing the upstairs is another 4 piece bath. Downstairs is where all the action happens with a huge rec room and games room. What the owners loved about this home is "no carpets". Easy clean up when the kids bring over the friends as this basement is going to be a favourite hangout for the teenagers. Along with another 2 bedrooms, office/storage, laundry with additional storage and another 4 piece bath complete the basement. Close to schools, parks, bus stops, shopping, restaurants and the most beautiful walking/bike trails around. Comes with A/C when the temperature becomes unbearable. Also room to park your RV with still plenty of room for a pool. This is the home and area you have been waiting patiently for so do not delay checking it out. 24hr notice is required.