



**117 Violet Street**  
**Fort McMurray, Alberta**

**MLS # A2300667**



**\$529,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,325 sq.ft.	<b>Age:</b>	2007 (19 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

**Inclusions:** Negotiable

Welcome to this spacious and well-maintained family home in the heart of Timberlea! Proudly owned by the original owners, this 5-bedroom, 3-bathroom home with an additional den/office offers the perfect blend of comfort, functionality, and location. Ideally situated on the desirable edge of Timberlea, near Parsons North, you're just 4 minutes from the upcoming Walmart, nearby walking trails, and convenient bus stops less than a minute walk away—perfect for commuters. The main floor features an inviting living room with a cozy fireplace, a functional kitchen and dining area, and a primary bedroom complete with a walk-in closet and 3-piece ensuite. Two additional bedrooms and another full bathroom complete this level. Downstairs, you'll find a spacious family/recreation room, two more bedrooms, a full bathroom, a den/office, laundry area, and a lot of storage spaces—ideal for growing families. Enjoy year-round comfort with a double heated garage, perfect for parking or transforming into your own personal retreat. Recent updates include a newer fridge, dishwasher (2016), stove (2017), hot water tank (2016), Modern black light fixtures and new AC (2025). The beautifully landscaped yard provides a great space to relax during the summer months. This home offers exceptional value with its space, thoughtful layout, and unbeatable location—ready for a new family to make it their own.