



**197 Elm Street**  
**Fort McMurray, Alberta**

**MLS # A2301119**



**\$569,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,418 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Heated Garage		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Rectangular Lot, Street Lighting, Yard Lights		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Linoleum, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stone, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), French Door, Pantry, Vaulted Ceiling(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave, windows covering, sump pump, hot water tank, furnace blower and AC

Welcome to 197 Elm Street, a well-maintained 4-bedroom, 3-bathroom bi-level home located in the desirable community of Timberlea, offering over 2,600 sq ft of total living space, CENTRAL AIR, and a HEATED DOUBLE ATTACHED GARAGE complete with an overhead screen door—perfect for enjoying the space during warm summer days. The main floor features a bright and functional layout with vaulted ceilings and a spacious living room centered around a cozy gas fireplace. The kitchen offers ample cabinetry, pantry space, and flows into the dining area with French door to access the large rear deck, making it ideal for everyday living and entertaining. The primary bedroom includes a private ensuite and large closet, while two additional bedrooms and a full bathroom complete the main level. The basement expands your living space with a large recreation room, an oversized fourth bedroom, a den that can serve as a home office or potential fifth bedroom, a full bathroom, dedicated laundry room, and a generous storage area. Flooring includes carpet and linoleum on the main floor, with durable laminate throughout the basement. Step outside to enjoy the fully fenced yard, offering plenty of space for family, pets, or outdoor gatherings. Updates completed one year ago include hot water tank, sump pump, and furnace blower motor, providing added peace of mind. Located close to parks, schools, shopping, and walking trails, this home offers a great combination of space, functionality, and value. Book your private showing today!