



**246 Carteret Drive  
Fort McMurray, Alberta**

**MLS # A2301908**



**\$354,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Duplex		
<b>Style:</b>	Attached-Side by Side, Bungalow		
<b>Size:</b>	824 sq.ft.	<b>Age:</b>	2005 (21 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Heated Garage, Single Garage Attached		
<b>Lot Size:</b>	0.07 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Vinyl Plank	<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>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), No Smoking Home, See Remarks, Storage, Sump Pump(s)		

**Inclusions:** Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Hot tub, A/C Unit, all window coverings, shed, stand up freezer in garage loft, garage heater,

**PRIDE OF OWNERSHIP! IMMACULATE CONDITION! NO CONDO FEES!** Welcome to 246 Carteret Drive, on the main level of this home you are welcomed with a spacious living room that will fit the entire family. The living room boasts a beautiful stone feature wall that surrounds a modern fireplace, and is open to the kitchen which offers ample counter and cabinet space along with updated appliances, creating a warm and functional space for everyday living and entertaining. The primary bedroom serves as a comfortable retreat and is complemented by a large walk in closet and a fully renovated ensuite featuring custom white cabinetry with quartz countertops, dual sinks, and a tiled stand-up shower with beautiful glass doors. The basement provides additional living space with a rec room accented nicely with a gas fireplace, 2 great sized bedrooms, and additional a laundry area, storage under the stairwell, and a 4 PCE bathroom. Outside, in the front of the property enjoy a large hot tub that is surrounded by a newer deck built on pilings for long-term durability. The yard is completely fenced and offers a fire pit set up to enjoy those summer nights. Last but not least the attached heated garage offers a space to get out of the cold along with plenty of storage with a full-length loft. Additional features include central air, new deck (2019), fencing (2019), vinyl plank flooring (2025), feature wall with electric fireplace & mantle (2025), fridge (2024), stove (2021), dishwasher (2021), custom ensuite cabinetry with quartz countertops and dual sinks (2019), tiled stand-up shower renovation (2019), bathroom floor tiles (2019), primary bedroom vinyl plank flooring (2026), attic insulation (2016), garage loft (2025), basement carpet (2019), basement bedroom vinyl plank flooring (2026), hot water tank (2014), and dual sump pumps. Call now to book your personal showing.