



**129 Johnson Bay  
Fort McMurray, Alberta**

**MLS # A2302079**



**\$509,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Modified Bi-Level		
<b>Size:</b>	1,287 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Quartz Counters, Walk-In Closet(s)		

**Inclusions:** Frigex2, Stove, Dishwasher, Microwave, Washerx2, Dryer, Garage Door Opener, Garage Shelving, Cental Air, Electric Fireplace in Basement

Welcome to this beautifully updated 2003-built modified bi-level home, offering a unique layout that blends style, space, and privacy for the whole family. The thoughtfully designed floor plan places the primary suite just a few steps above the main level—creating a private retreat separate from the main living areas. From the moment you step into the large entryway, you’ll appreciate the high ceilings and bright, open feel throughout. The main floor features durable ceramic flooring, a cozy gas fireplace, and a modern kitchen complete with quartz countertops and appliances that are just 5 years old—perfect for both everyday living and entertaining. The main floor has also been freshly painted within the last year, adding a clean, updated feel. Step outside to enjoy the fully redone upper deck, along with a lower deck area and a convenient shed for additional storage. Upstairs, the spacious primary bedroom offers engineered hardwood flooring, a walk-in closet, and a full ensuite—providing comfort and privacy. Two additional bedrooms and beautifully renovated bathrooms complete the upper level. The fully developed basement continues to impress with high ceilings, in-floor heating in the renovated bathroom, and plenty of storage space—ideal for guests or extended family. Additional features include central air conditioning, central vacuum, a newer washer (1 year old), hot water on demand (8 years old), and a roof updated in 2021. The heated garage is equipped with a dog wash station—perfect for pet lovers. Outside, the six-car driveway provides ample parking for vehicles, recreational toys, or guests. Located within walking distance to Saint Martha’s, Christina Gordon, Holy Trinity, and Westwood High School, this home is perfectly positioned for families. This move-in-ready property offers a perfect combination of

thoughtful design, modern updates, and an unbeatable location.