



141 Tundra Drive
Fort McMurray, Alberta

MLS # A2114828



\$765,000

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	3,817 sq.ft.	Age:	1998 (26 yrs old)
Beds:	5	Baths:	3
Garage:	Heated Garage, Triple Garage Attached		
Lot Size:	0.27 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Environmental Reserve, Greenbe		

Heating:	In Floor, Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Central Vacuum, Chandelier, Closet Organizers, High Ceilings, Jetted Tub, Vinyl Windows, Wet Bar		

Inclusions: existing fridge, stove, dishwasher, otr microwave, dishwasher, (new washer and dryer), all blinds, central air conditioning, central vac (as is), garage heater, garage remotes, firepit, shed, pool table

PRIVATE TREELINED 11,840 SQFT LOT with a fully landscaped yard backing onto Coniker Creek, boasting an underground sprinkler system, fire pit, and storage shed for your outdoor enjoyment. To the right, no neighbours, just a serene walking trail bordered by beautiful Lilac Bushes. Step inside through double doors into the grand entrance ground-level foyer, where soaring vaulted ceilings and floor-to-ceiling windows invite natural light to flood the space. IF YOU LOVE THE SUNSHINE, this home was designed for you, WHERE LARGE WINDOWS ARE ABUNDANT in this WEST COAST STYLE RAISED BUNGALOW. With 3816 SQFT OF LIVING SPACE, the completely above-ground basement features a large bedroom, an office (or 5th bedroom), a full bathroom, and a Huge TV and games room with a wet bar and pool table (included) - perfect for entertaining, plus a spacious laundry room (BRAND NEW WASHER AND DRYER) Enjoy in-floor heating (serviced annually) and a walkout to the impressive backyard. Ascending to the upper level, discover hardwood flooring, high ceilings, and PANORAMIC VIEWS OF TREES IN EVERY SEASON. A two-way gas fireplace adds warmth to the family room, leading to a cozy reading room with patio doors opening to the rear balcony. The peninsula kitchen offers function and a prime space for busy school mornings or family gatherings; with granite countertops, a built-in pantry, and ample storage and counter space. Adjacent, find a breakfast nook and a formal dining room space. The primary suite is a sanctuary with its two-way fireplace, custom makeup vanity, walk-in closet, and a spacious full bathroom complete with a jetted tub and separate stand-up shower, all adorned with granite counters. 2 more bedrooms on the main level, one of which offers a unique jack-and-jill door to the main bathroom and a

private balcony. With plenty of parking available on the massive exposed aggregate driveway, plus a TRIPLE HEATED GARAGE, this home is truly one-of-a-kind and must be seen in person to be fully appreciated. Schedule your viewing today and make your dream home a reality!