



**GRASSROOTS**  
REALTY GROUP

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**274 Barber Drive  
Fort McMurray, Alberta**

**MLS # A2117715**



**\$459,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,515 sq.ft.	<b>Age:</b>	1996 (28 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Heated Garage, Insulated		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Fruit Trees/Shrub(s), Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, No Animal Home, No Smoking Home, See Remarks, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, window coverings, radio in kitchen, 2 sheds, garage heater, central vacuum and attachments, dining room table with 4 chairs, bedroom bedframe

MOVE-IN READY FULLY DEVELOPED BILEVEL WITH SEPARATE ENTRANCE AND IN MINT CONDITION ON A LARGE FULLY FENCED LOT NEXT TO 2 ELEMENTARY SCHOOLS, AND BIRCHWOOD TRAILS. This home may be in its original condition with no cosmetic upgrades but it just isn't needed as this home has been extremely well maintained from top to bottom and is in pristine condition. You may want to do some cosmetic upgrades to make this home your own and can afford to with this amazing price on this fully finished home with 3000 sq ft of living space for only \$459,900. Located in the fantastic neighbourhood of Timberlea where you can walk your children to school, and have quick access to transit and site bus stops. The exterior of the home offers a large yard that is fully fenced and landscaped with a MASSIVE DECK that runs the full length of the back of the home. The yard is PRIVATE AND TREED and includes a LARGE SHED WITH CONCRETE FLOOR. The large front driveway offers loads of parking and room for RV and BOAT PARKING. The OVERSIZED DOUBLE HEATED GARAGE FEATURES RADIANT HEATER AND LOADS OF ROOM FOR 2 CARS AND EXTRA STORAGE. Enter into this spacious modified bilevel to a bright home with a large front great room featuring VAULTED CEILINGS & MASSIVE WINDOWS. The spacious kitchen continues with vaulted ceilings, corner pantry, large window over the sink to watch your kids play in the yard. The dining area features built buffet cabinets and a desk area, plus double garden doors leading to your deck. The main level continues with 3 generous size bedrooms. The primary bedroom features a WALK IN CLOSET AND FULL ENSUITE WITH an OVERSIZED JETTED TUB. The Lower level of this home is a RARE FIND with 10 FT CEILINGS, Large family room with corner GAS

FIREPLACE, 2 oversized bedrooms, and full bathroom. This 5 bedroom 3 full bathroom home has additional features of CENTRAL A/C, SIDE GATED ACCESS TO YOUR YARD, AND IS METICULOUSLY CLEAN. Call today for your personal tour!