



GRASSROOTS
REALTY GROUP

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**142 Dominion Drive
Fort McMurray, Alberta**

MLS # A2123093



\$469,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,374 sq.ft.	Age:	2002 (22 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Lawn, Garden, Landscaped, Level, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Quartz Counters, See Remarks		

Inclusions: Ikea shoe storage in kitchen

This stunning 4 bedroom, 3.5 bathroom home exudes modern elegance and meticulous maintenance. As you step inside, the welcoming entryway draws you into a spacious living room, with a bay window that floods the space with natural light. Fresh, new flooring guides you into the bright white kitchen, featuring pristine quartz countertops, a stylish backsplash, and stainless steel appliances. Bright white cabinets are adorned with modern black hardware and a corner pantry and kitchen island offer ample storage and counterspace. The adjacent dining area is perfect for the growing family. Completing the main floor, an updated bathroom with laundry facilities adds convenience to your daily routines. Plush new carpet leads you upstairs, where you will discover the bright and spacious primary suite. This inviting space boasts a three-piece ensuite and a large closet, providing a perfect retreat for relaxation. The second floor also hosts an updated four-piece bathroom and two additional bedrooms, each offering comfort and style. The fully finished basement impresses with high ceilings and a functional layout, featuring a large fourth bedroom, an updated three-piece bath, and a spacious rec room. The fully fenced backyard, is great for kids, pets and gatherings around the fire pit on warm summer nights. The freshly painted deck is perfect for grilling, dining and lounging, while a custom walkway leads to the detached double garage. The garage boasts 10ft ceilings and recent insulation upgrades. Adjacent to the garage, an additional parking space and a rear gate provide convenient access to the backyard, perfect for storing your toys! This show stopper of a home is ideally located in the heart of Timberlea and walking distance to schools, playgrounds, splash park, restaurants, grocery stores, baseball diamonds at Syncrude Athletic Park and more. Schedule your tour today!

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