



137 Boisvert Place
Fort McMurray, Alberta

MLS # A2137542



\$649,900

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|------------------|---|---------------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,445 sq.ft. | Age: | 1997 (27 yrs old) |
| Beds: | 4 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.13 Acre | | |
| Lot Feat: | Back Yard, Landscaped, Standard Shaped Lot, Street Lighting | | |

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|--------------------|--------------------------|-------------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Hardwood, Laminate, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |

Features: Breakfast Bar, Built-in Features, Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Jetted Tub, Kitchen Island, See Remarks, Walk-In Closet(s)

Inclusions: Refrigerator, Stove, Dishwasher, Wine Cooler, Garburator, Washer With Pedestal, Dryer With Pedestal, Wet/Dry Central Vac, Shed, Air Conditioning, All Window Coverings, Garage Heater, Hot Tub, Water Softener, and Reverse Osmosis.

Welcome to 137 Boisvert Place, where luxury meets comfort in this stunning bi-level home! As you step inside, a spacious entryway welcomes you to the gorgeous living room, adorned with striking cathedral windows that flood the space with natural light. An elegant fireplace adds a touch of warmth and sophistication to the room. This home boasts rich maple hardwood flooring and 1 1/4" imported Antico Bianco granite from Spain, accentuating all the counter spaces in the kitchen and main floor bathrooms. The kitchen is a chef's dream, featuring an enormous island over 7' long, an impressive combination of 46 cupboards and drawers, undermount lighting, garburator, upgraded stainless steel appliances, and a patio door that leads to the stunning deck outside. The primary bedroom is a sanctuary, complete with a custom-built walk-in closet featuring an entire wall dedicated to shoe storage—an absolute dream! The exquisite 5-piece ensuite is designed for ultimate relaxation, with heated porcelain tile flooring, a large jacuzzi, a custom tile stand-up shower, and a heated towel rack. Another generous-sized bedroom and a 4-piece main bathroom complete this level. Make your way down to the basement to find a massive recreation room with a cozy gas fireplace, perfect for family gatherings. This level also houses two spacious bedrooms, one with a large walk-in closet and a luxurious 14X20 laundry room equipped with a sink and ample storage to help keep you organized. A 4-piece bathroom rounds out this level. Outside, enjoy the expansive two-tier deck complete with a hot tub and gazebo, ideal for quality time outdoors. Additional storage is available in the shed, and the property includes a total man cave with its double attached heated garage complete with cabinetry. There's also a large driveway for more parking. Additional upgrades to this home

include heated bathroom floors, wet/dry central vacuum, central A/C, wifi Govee lighting on the eaves of the home, reverse osmosis, and water filtration system. Located close to schools, parks, and a host of other amenities, 137 Boisvert Place is a rare gem perfect for a growing family. So check out the photos, floor plans and 3D tour, and call today to book your personal viewing.