



**GRASSROOTS**  
REALTY GROUP

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**180 Mountain Avens Crescent  
Fort McMurray, Alberta**

**MLS # A2204439**



**\$629,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,847 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge x 2, stove x 2, dishwasher, washer x 2, dryer, x 2, central ac, garage door opener & remote, all main floor furnishings negotiable

Welcome to 180 Mountain Avens &ndash; a rare gem on a desirable corner lot in Timberlea! This unique home offers everything you've been looking for, including a 2-BEDROOM LEGAL SUITE with two separate driveways&mdash;no more struggling for street parking! Step inside to a bright and spacious entrance with a convenient walk-in closet and easy access to the attached garage. A few steps up, you'll find an inviting front sitting room and the open-concept kitchen, dining, and living areas. The kitchen boasts an eat-up island and a corner pantry, perfect for family gatherings or entertaining guests. The dining room opens onto a sunny back deck and yard, while the living room is a cozy retreat featuring a gas fireplace, vaulted ceilings, and large windows flooding the space with natural light. The main floor also includes two spacious bedrooms, one with its own walk-in closet, a 4-piece bathroom and a laundry room. The primary bedroom is a showstopper, located above the garage with bright windows, vaulted ceilings, a large walk-in closet, and an ensuite with dual sinks, a jet tub, and a stand-up shower. Downstairs, the 2-bedroom legal suite feels nothing like a basement, thanks to its bright and welcoming entrance, tall ceilings, and six large above-ground windows filling the space with light. The suite is fully equipped with its own furnace, a full kitchen, separate laundry, and access to plenty of storage. Best of all, the long-term tenants are paying \$1650/month and would love to stay, making it a fantastic income-generating opportunity! The main floor has access to the basement through the furnace room but with the addition of one interior door at the bottom of the stairs the basement could be used as an extension to the main floor. This spacious bilevel home offers over 1800 sqft above grade and is perfect for families looking for additional income from the suite or those

who want to enjoy the space as a traditional basement. Located on a quiet street in the heart of Timberlea, you'll love the peaceful neighborhood while being close to all the amenities Fort McMurray has to offer. Don't miss this rare find—180 Mountain Avens is a home that truly checks all the boxes!