

144 Juniper Street
Fort McMurray, Alberta

MLS # A2227220



\$439,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,540 sq.ft.	Age:	2011 (14 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: Fridge x2, stove, microwave, dishwasher, washer, dryer, air conditioner, garage door opener, blinds,

Are you dreaming of picket fences? 144 Juniper Street also has some of the greenest grass I've seen! Curb appeal galore here! The smartest part is the arbor has a plug attached so you can easily plug your car in the winter. Have you ever thought about running Air B n B? This would be a perfect spot to do that. There is a SEPARATE ENTRANCE to an illegal suite (a Realtor.ca term). The illegal suite was built with permits. With the tiled basement so it is incredibly easy to maintain. The main floor is open concept kitchen, dining & living space with TONS of counter space & storage. The long island has a two tiered breakfast bar. There is a main floor den that could be used as an office space if you are still working from home, or perfect kids play room. Upstairs the primary bedroom has blackout blinds, walk in closet and 3 pc ensuite. Lots of room in the two bedrooms. The yard is a private oasis. The pergola & blinds provide the privacy. The double car garage has 12 ft ceilings: door is 8 ft tall and wired for 220. It's in immaculate shape. Check out the detailed floor plans: you can see where every sink is in the home. There is also 360 tour & video! Say yes to this address! Inclusions: bedroom furniture, fridge x2, microwave, dishwasher, air conditioner, blinds, sauna