

105 Mountain Avens Crescent
Fort McMurray, Alberta

MLS # A2227858



\$584,525

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,782 sq.ft.	Age:	2008 (17 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

Heating:	Central	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, OTR microwave, washer, dryer

BEAUTIFUL 5-BEDROOM HOME (4 UPSTAIRS) IN TIMBERLEA. With over 1,760 sqft of living space, this modified bi-level home offers open concept living on the main floor with 3 full bathrooms, a fully finished basement and double attached, heated garage. The kitchen has a traditional feel with dark wood cabinetry, SS appliances, pantry, breakfast bar and generous counter space. Off of the kitchen is a laundry room with access to the rear deck. Completing this level are 3 good sized bedrooms and a full bathroom. The upper level is home to a large master bedroom oasis with vaulted ceilings, walk-in closet and spacious ensuite bathroom with jetted tub and stand up shower. The finished basement with separate entrance has a family room with wet bar, full bathroom, spacious bedroom, storage space and utility room. The backyard is fully fenced and landscaped with a gas hookup on the deck. The double attached & heated garage measures 20'x23'; driveway and walkways are exposed aggregate. Located only steps from a beautiful pond, this quiet street is close to schools, shopping, parks, trails and more! Be sure to schedule your private tour today!