



**117 Violet Street
Fort McMurray, Alberta**

MLS # A2300667



\$529,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,325 sq.ft.	Age:	2007 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile, Wood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Chandelier, No Animal Home, No Smoking Home, Storage, Walk-In Closet(s)		

Inclusions: Dishwasher, Dryer, Freezer, Microwave, Stove(s), Washer, keys and fob(s), light fixtures, Central AC, Central Vacuum and accessories, Window coverings.

Welcome to this spacious and well-maintained family home in the heart of Timberlea! Proudly owned by the original owners, this 5-bedroom, 3-bathroom home with an additional den/office offers the perfect blend of comfort, functionality, and location. Ideally situated on the desirable edge of Timberlea, near Parsons North, you're just 4 minutes from the upcoming Walmart, nearby walking trails, and convenient bus stops less than a minute walk away—perfect for commuters. The main floor features an inviting living room with a cozy fireplace, a functional kitchen and dining area, and a primary bedroom complete with a walk-in closet and 3-piece ensuite. Two additional bedrooms and another full bathroom complete this level. Downstairs, you'll find a spacious family/recreation room, two more bedrooms, a full bathroom, a den/office, laundry area, and a lot of storage spaces—ideal for growing families. Enjoy year-round comfort with a double heated garage, perfect for parking or transforming into your own personal retreat. Recent updates include a newer fridge, dishwasher (2016), stove (2017), hot water tank (2016), Modern black light fixtures and new AC (2025). The beautifully landscaped yard provides a great space to relax during the summer months. This home offers exceptional value with its space, thoughtful layout, and unbeatable location—ready for a new family to make it their own.