



GRASSROOTS

REALTY GROUP

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**129 Rumpel Place
Fort McMurray, Alberta**

MLS # A2300952



\$699,900

Division:	Abasand		
Type:	Residential/House		
Style:	3 (or more) Storey		
Size:	2,026 sq.ft.	Age:	2018 (8 yrs old)
Beds:	6	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Cul-De-Sac, Greenbelt, Views		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Quartz Counters, See Remarks, Soaking Tub, Vinyl Windows		

Inclusions: SS Fridge, Gas Stove, Range Hood, & Dishwasher. Washer & Dryer, All Existing Window Coverings and Garage Heater.

Welcome to this exceptional 3-storey residence offering over 2,000 sq ft above grade, perfectly positioned on a quiet cul-de-sac and backing onto expansive green space, with breathtaking river views that truly set this home apart. From the moment you arrive, the setting speaks for itself; peaceful, private, and surrounded by nature, yet conveniently located close to parks, schools, and everyday amenities. With back alley access to a detached double garage, this home offers both functionality and ease of living. Inside, the main floor is thoughtfully designed with a bright, open-concept layout that seamlessly connects the living, dining, and kitchen areas. The kitchen is finished with quartz countertops that flow throughout, a pantry that ties effortlessly into a practical mudroom, creating a space that is both refined and functional. The second level offers three well-appointed bedrooms, a full 5-piece bathroom, and upper-level laundry, delivering a layout that is both comfortable and highly practical for families. The entire third floor is dedicated to a private primary retreat; an elevated living experience rarely found. Here, you'll wake to unobstructed river views and unwind each evening with incredible sunsets that fill the space with warmth and natural light. The suite is complete with a walk-in closet and a luxurious 5-piece ensuite featuring a stand-alone tub and steam-capable shower, creating a spa-like escape within your own home. Just beyond, a tranquil flex space offers some of the most captivating views in the home: ideal for a home office, yoga or meditation studio, or a quiet creative retreat. This is a space designed not just for use, but for living well. The fully developed basement extends the home's versatility, featuring a spacious family room enhanced with built-in surround sound, a gym area, full bathroom, and additional storage; perfect for both

relaxation and entertainment. Outdoors, enjoy the rare combination of green space, privacy, and cul-de-sac living, creating an environment that feels both peaceful and connected. A rare offering where design, layout, and setting come together; delivering a home that is as refined as it is functional.