



**169 Fisher Crescent
Fort McMurray, Alberta**

MLS # A2302982



\$599,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,900 sq.ft.	Age:	2006 (20 yrs old)
Beds:	6	Baths:	4
Garage:	Block Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: 3 Fridges , stove, dishwasher, 2 Microwave, 2 washer, 2 dryer, window coverings, garage door opener & control , central air conditioner, central vacuum & attachments , garburator

This HUGE 6-BEDROOM and 4 Full Bathroom Bi-Level home offers the perfect blend of SPACE and FUNCTIONALITY, CURRENTLY GENERATING \$1,950 PM from the LOWER LEVEL, which features 3 bedrooms and 2 Full Baths, a SEPARATE ENTRANCE and its own LAUNDRY FACILITY, an Excellent MORTGAGE HELPER or INVESTMENT OPPORTUNITY. Located on a quiet cul de sac, Backing onto walking trails and school playgrounds. The Upper Level features 3 bedrooms and 2 full bathrooms, including a Primary suite with a jetted tub and a laundry area. Enjoy hardwood flooring throughout, a bright kitchen with granite countertops, stainless steel appliances, a pantry, and a dining area that opens to the backyard. A bright family room with a gas fireplace and a formal living room with vaulted ceilings and a second gas fireplace provide excellent living space. An additional flex room is perfect for a home office or business. The lower level has 3 bedrooms and 2 full bathrooms. It also features its own LAUNDRY, making it ideal for rental or extended family. Additional highlights include dual laundry, a Double Attached garage with a Gas heater, and a 6 car driveway. An excellent opportunity for large families or investors looking for space, location, and Steady Rental Income.