



GRASSROOTS
REALTY GROUP

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**121 Demers Drive
Fort McMurray, Alberta**

MLS # A2311651



\$515,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,150 sq.ft.	Age:	1971 (55 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Concrete Driveway, Driveway, Off Street, Parkade, Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SCL1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Recessed Lighting, Separate Entrance, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s), Wet Bar		
Inclusions:	FRIDGE, STOVE, DISHWASHER, MICROWAVE, RANGE HOOD, A/C, WASHER, DRYER, BASEMENT FRIDGE		

OPEN HOUSE! Saturday, May 16th 12:00-1:30 PM. Thoughtfully renovated throughout, this stunning bungalow sitting on over 6,100 SQFT of land offers the feel of a brand new residence. Welcome to 121 Demers Drive, a fully transformed property where nearly everything has been redone from top to bottom. From the brand new sump pump to two backflow valves, plus new water lines and updated plumbing lines throughout, the expensive upgrades are already done here. These major updates should also make obtaining flood insurance much easier, just as the current sellers experienced. From the moment you arrive, the striking blue exterior stands out, paired with beautiful curb appeal, an expansive concrete driveway that can comfortably fit up to 4 vehicles and even accommodate trailers, plus a brand new heated garage with concrete floors and extra height for added versatility. The stylish front porch finished with sleek glass railings creates a welcoming first impression. Inside, the modern open-concept layout welcomes you with luxury vinyl plank flooring throughout this completely carpet-free home, large bright windows, and a clean contemporary palette. The showpiece kitchen was designed to impress with ceiling-height high gloss cabinetry, quartz countertops, stainless steel appliances, gas range, oversized island with seating for four, and a large window overlooking the backyard. Prefer electric? There is already power behind the stove if you ever want to switch. The main level features a spacious primary retreat complete with a walk-in closet and beautifully finished ensuite with a modern glass walk-in shower. You'll also find another generous bedroom upstairs featuring its own lockable access to the full bathroom. Downstairs offers incredible flexibility with a fully developed basement featuring three large bedrooms, rec room, full bathroom,

laundry area, and a stunning wet bar/kitchenette finished with the same upscale quality as the upstairs kitchen, making it ideal for entertaining, guests, teenagers, or extended family living. This home has undergone extensive renovations throughout including furnace, large hot water tank, ducting, copper wiring, siding, soffit, fascia, vinyl windows, shingles, insulation, weeping tile, window wells, air conditioning, flooring, trim, paint, doors, light fixtures, bathrooms, sump pump, new water lines, updated plumbing lines, and two brand new backflow valves. Step outside and enjoy the private backyard with no rear neighbours, back lane access through the rear gate, spacious deck, and beautifully maintained outdoor space ready for summer evenings and family gatherings. Located in downtown Fort McMurray, you are minutes from schools, shopping, restaurants, parks, river trails, transit routes, and MacDonald Island Park. A rare opportunity to own a truly move-in ready home where the major upgrades and big-ticket expenses have already been taken care of for you. Request Your Private Showing Experience Today.