



**117 Chalifour Street
Fort McMurray, Alberta**

MLS # A2312630



\$569,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,648 sq.ft.	Age:	2013 (13 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard, Front Yard, Garden, Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Vinyl Siding, Wood Frame	Zoning:	ND
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Jetted Tub, Laminate Counters, Open Floorplan, Pantry		

Inclusions: N/a

Welcome to 117 Chalifour Street! Beautifully maintained home that shows exceptionally well and offers a perfect blend of comfort, functionality and energy efficiency. While many of the finishes are original, they have been meticulously cared for, giving the property a fresh new feel throughout. The main level offers a warm and inviting layout with engineered hardwood flooring through the living and dining areas, ceramic tile in the kitchen, and a cozy gas fireplace in the living room. The kitchen is both functional and attractive, featuring light oak cabinetry with a white-toned finish, pewter hardware, tiled backsplash, corner pantry and appliances including LG fridge and stove plus a newer Bosch dishwasher. The upper level features three bedrooms, including a spacious primary retreat large enough to accommodate a king-sized bed. The ensuite offers ceramic tile finishes, double vanities and a shower with a rain head. Two additional bedrooms, a full bathroom and a generous linen closet complete the upper floor. Additional main floor highlights include a powder room, multiple storage closets and a practical rear mudroom with access to the backyard and basement. The fully landscaped backyard is well maintained and leads to one of the property's standout features which is the detached heated garage. The oversized double garage comfortably fits two full-size vehicles and is equipped with built-in cabinetry, in-floor heating, a mini-split system for heating and air conditioning, EV charging capability, and an impressive solar system that services both the home and garage. The system currently generates power back to the grid, helping offset or potentially exceed electricity costs. The basement is a 2 bedroom legal suite with its own laundry. Separate entry making privacy essential for both families. Additional features include. Pet friendly home, non smoking

home, updated fixtures throughout, solar system, A tenant is in place in the basement suite. This is a truly well-cared-for property with outstanding features and strong appeal for buyers seeking a move-in-ready home with added value and efficiency.