



GRASSROOTS

REALTY GROUP

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**137 Richardson Lane N
Fort McMurray, Alberta**

MLS # A2313245



\$599,900

Division:	Abasand		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,663 sq.ft.	Age:	2019 (7 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Cul-De-Sac, Dog Run Fenced In, Landscaped, Lawn,		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, No Smoking Home		

Inclusions: N/A

Welcome to 137 Richardson Lane! A truly one of a kind custom-built home tucked away on a quiet cul-de-sac in the heart of Abasand. Immaculately maintained by meticulous owners, this stunning property showcases pride of ownership, thoughtful design, and high-end finishes throughout. Perfectly situated just steps from the river valley, scenic walking trails, and endless access to Abasand's incredible ATV and riding trail systems, this home offers the ideal blend of luxury living and outdoor lifestyle. Boasting 4 bedrooms and 3.5 bathrooms, this exceptional home was designed with both comfort and style in mind. The show stopping kitchen features an impressive 11 foot waterfall island topped with exquisite natural quartzite imported from Brazil, floor to ceiling cabinetry, a deluxe built in wall oven, induction cooktop, and an open concept layout perfect for entertaining family and friends. The main floor is complemented by soaring 9 foot ceilings, modern LED lighting, wired ethernet throughout, and all the upgraded conveniences today's buyers are looking for, including a high-efficiency furnace, central air conditioning, and tankless hot water. Upstairs, the primary retreat offers a spa like ensuite complete with a luxurious soaker tub the perfect place to unwind after a long day. Downstairs, the fully finished basement features a high-tech home theatre/family room that truly takes movie nights to the next level. Step outside and you'll continue to be impressed. The professionally landscaped front yard welcomes you with beautiful stonework and multi-tiered garden beds, while the backyard offers a large deck with natural gas hookups for your BBQ and a dedicated dog run for your furry family members. The heated garage is equally impressive, complete with an epoxy-coated floor and plenty of space for your vehicles, toys, and storage needs. Homes

like this rarely come to market. From the premium upgrades to the unbeatable location near nature and trails, 137 Richardson Lane offers a lifestyle that is hard to match. Call today for your personal viewing before this exceptional property is gone! Title insurance in lieu of RPR