



GRASSROOTS
REALTY GROUP

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128 Juniper Street
Fort McMurray, Alberta

MLS # A2314656



\$455,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,387 sq.ft.	Age:	2011 (15 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Alley Access, Gravel Driveway, Off Street, Parking Pad		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Low Maintenance Landscape, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Other, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	French Door, Pantry, Separate Entrance, Storage, Walk-In Closet(s)		

Inclusions: Fridge x 2, Washer x 2, Dryer X 2, Microwave X 2, Central Air Conditioner, All Window Coverings, Shed, Stove x 2

Ideally located just steps from the scenic Birchwood Trails and family-friendly parks, this beautifully updated two-storey home offers the perfect combination of modern comfort, functional living, and exceptional income potential. Featuring 4 bedrooms, 3.5 bathrooms, and a fully developed legal basement suite, this move-in-ready property is perfectly suited for growing families, investors, or homeowners looking for added flexibility. The main floor welcomes you with fresh modern fresh paint (2025), stylish new LED light fixtures (2026), and durable luxury vinyl plank flooring throughout. The bright and spacious living room flows seamlessly through elegant French doors into the inviting eat-in kitchen, complete with granite countertops, stainless steel appliances, abundant cabinetry, and generous counter space. Just off the kitchen, step onto the large west-facing deck — the perfect setting for enjoying afternoon sunshine and evening entertaining. A convenient powder room and main floor laundry featuring a brand-new washer and dryer complete this level. Upstairs, you’ll find three generously sized bedrooms and a full bathroom, including a spacious primary retreat with a private 3-piece ensuite. Custom blinds throughout the home add a polished touch while enhancing comfort and privacy. The fully developed basement features a LEGAL one-bedroom suite with its own separate side entrance, offering outstanding mortgage helper or multi-generational living potential. This self-contained suite includes a full kitchen, spacious living area, large walk-in closet, 3-piece bathroom, and separate laundry with a new stackable washer and dryer. Outside, the fully fenced backyard is designed for low-maintenance enjoyment and includes back alley access with parking for at least three vehicles — providing ample space for family, guests, or tenants.

Additional upgrades include a new water softener 2025, Kitchen counter top 2025, hot water on demand (2 yrs.), Washer/dryer (2025), New vinyl basement stairs (2026) and central air conditioning for year-round comfort. Located close to schools, parks, walking trails, and a wide range of amenities, this exceptional property truly checks all the boxes. Stylishly updated, income-generating, and situated in one of the area's most desirable neighbourhoods — this is a home you won't want to miss. Book your private showing today.