



**GRASSROOTS**

REALTY GROUP

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**180 Mountain Avens Crescent  
Fort McMurray, Alberta**

**MLS # A2321132**



**\$629,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,847 sq.ft.	<b>Age:</b>	2008 (18 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Open Floorplan, See Remarks, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)		

**Inclusions:** Fridge x 2, stove x 2, dishwasher, washer x 2, dryer, x 2, central ac, garage door opener & remote, some main floor furnishings negotiable

**CORNER LOT | 2-BEDROOM LEGAL SUITE | DOUBLE DRIVEWAYS | OVER 1,800 SQ FT ABOVE GRADE!** Welcome to 180 Mountain Avens, a rare opportunity in the heart of Timberlea! Situated on a desirable corner lot on a quiet street, this spacious bilevel offers the perfect combination of family living, income potential, and a great location close to parks and trails. Designed with functionality in mind, this unique property features two separate driveways, providing ample parking for homeowners and tenants alike. Inside, you'll be greeted by a bright and spacious entryway complete with a walk-in closet and direct access to the attached garage. The main level boasts an open-concept layout featuring a spacious living room with vaulted ceilings, a cozy gas fireplace, and large windows that flood the space with natural light. The kitchen offers an eat-up island, corner pantry, and plenty of workspace, while the dining area provides direct access to the rear deck and yard. The main floor includes two generous bedrooms, a full 4-piece bathroom, and a convenient laundry room. Privately located above the garage, the primary retreat features vaulted ceilings, a large walk-in closet, and a spa-inspired ensuite complete with dual sinks, a jetted tub, and separate shower. One of the standout features of this home is the bright and spacious 2-bedroom legal suite. With its own private entrance, separate furnace, full kitchen, separate laundry, and six large above-grade windows, this suite feels anything but like a basement. Currently occupied by tenants paying \$1,750 per month, it offers an exceptional mortgage helper or investment opportunity. For buyers needing additional family space, the existing layout also provides the flexibility to incorporate the lower level into the main home with the addition of a single interior door. Whether you're looking for a family home with room to grow,

a mortgage helper, or an investment property in a sought-after Timberlea location, 180 Mountain Avens checks all the boxes.