



GRASSROOTS
REALTY GROUP

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104 Avery Bay
Fort McMurray, Alberta

MLS # A2322411



\$599,900

Division:	Abasand		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,514 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Corner Lot, Cul-De-Sac, Landscaped, No Neighbours Behind, Pie		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Closet Organizers, Granite Counters, Kitchen Island, Open Floorplan, Storage, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, Stove, OTR Microwave, Dishwasher, Washer, Dryer, TV Mount, TV in rec room, stand up freezer in basement, all existing window coverings, built in BBQ, Garage Door Opener and Remote, Detached Shed, AC Unit, Garage Heater

Welcome to 104 Avery Bay – a beautifully maintained and 2700+ square foot 4-level split situated on a spacious pie-shaped lot in the heart of Abasand. Tucked away in a family-friendly cul-de-sac close to schools, parks, playgrounds, and walking trails, this home offers a functional layout, exceptional parking, and the peace of mind that comes with numerous major functional updates already completed. Designed with everyday family living in mind, the unique 4-level split floor plan offers an abundance of living space while providing separation between entertaining areas and bedroom space.. The bright main floor features vaulted ceilings, hardwood flooring, and an open-concept layout that seamlessly connects the kitchen, dining, and living room. The spacious kitchen is complete with granite countertops, a long eatup island, ample cabinetry, and direct access to the sunroom and backyard, making it ideal for family gatherings and entertaining guests. The upper level hosts a spacious primary bedroom featuring vaulted ceilings, a walk-in closet and an updated ensuite with spa inspired multi-function shower system, along with two additional bedrooms and a full bathroom. The lower level offers a warm and inviting family room centred around a gas fireplace, a fourth bedroom, full bathroom, and convenient laundry room with cabinetry and hanging rack. The fully developed basement provides even more flexibility with an another large recreation/games room or movie room setup, and two dedicated storage rooms. One of the standout features of this property is the extensive investment made in the home’s key systems and functional components. Buyers can move in with confidence knowing many of the major updates have already been completed, including the roof (2017), siding (2017), all windows except the front window (2017), insulation (2017),

hardwood flooring and carpet (2017), fireplace (2017), front door (2018), back door (2017) and composite decking on back deck (2017). These substantial improvements provide long-term value while allowing future owners to personalize the space to their own style and taste. Additional features include central air conditioning, central vacuum, extended driveway, built-in BBQ and a hot water on demand system. Outside, the pie-shaped lot offers exceptional space for families, pets, and outdoor entertaining. The durable composite deck creates the perfect setting for summer BBQs, while the fully landscaped yard provides all the space for a trampoline or recreational items. The oversized 23' x 24' heated attached garage, combined with three parking spaces on the front driveway, offers plenty of room for vehicles, toys, and guests. If you're searching for a well-cared-for family home with a functional layout, outstanding parking, a fantastic pie shaped lot, and extensive updates where they matter most, 104 Avery Bay deserves a spot at the top of your list. Call to book your viewing today!