



GRASSROOTS
REALTY GROUP

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145 Leitner Gate
Fort McMurray, Alberta

MLS # A2325259



\$374,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,035 sq.ft.	Age:	2004 (22 yrs old)
Beds:	4	Baths:	3
Garage:	Parking Pad, Single Garage Attached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Few Trees, Front Yard, Lawn, Low		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Other, Vinyl Siding	Zoning:	R2
Foundation:	Poured Concrete	Utilities:	-
Features:	Bookcases, Breakfast Bar, Ceiling Fan(s), Closet Organizers, Jetted Tub, Kitchen Island, Pantry, Soaking Tub, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings, shed, garage door opener, air conditioning,

Welcome to 145 Leitner Gate, a home that makes your next move feel easy. Whether Nan & Pop are downsizing to home with space and few stairs or first time home buyer! This is the SPOT! Timberlea has a way of pulling people in. Calm streets greet you each day. Green space sits close by, ready for a walk or a play date. Schools, shops & restaurants stay within easy reach. This pocket of Fort McMurray hands you quiet living with everyday convenience right at your door. Few neighbourhoods strike that balance so well. Buying your first home or settling into an easier pace later in life? This layout suits both. Smart space, simple upkeep & a location that keeps daily life within reach round out the appeal. Step through the front door into a welcoming foyer. A door to the garage sits right here, handy for grocery runs. One staircase leads up to the main living level, while another heads down to the lower level. Upstairs, the kitchen flows right into the living & dining areas, so nobody cooks alone. A handy island with a breakfast bar gives you a spot for quick meals, homework or that first cup of coffee. Bay windows pour natural light across the living room, making the whole space feel bright & welcoming. Just off the living space, the primary bedroom is built for real life. This room fits a king bed with space to spare. The 5PC ensuite feels like a reward at the end of a long day, complete with a large jetted tub & a double vanity. A second bedroom & a 4PC bath round out this level, keeping everyone close at hand. The lower level adds even more value for a busy household. Two more bedrooms wait down here, perfect for guests, hobbies or a home office. A cozy rec room with a gas fireplace becomes the spot for movie nights, game days or quiet evenings in. Picture the fire on as the snow falls. Need a third full bath? The lower 4PC keeps things easy for the whole crew. Outside,

the home keeps on giving. The front porch offers a good spot for a bistro set or some chairs, ready for morning coffee while you watch the neighbourhood wake up. Out back, a fenced yard opens onto green space, so the view stays peaceful & private. There is space to garden, relax or simply soak up the calm, all without a busy road in sight. A handy shed tucks away tools & seasonal gear. An attached single garage keeps you warm on cold winter mornings. At 1034.82 SQFT on a 2906 SQFT lot, this layout makes smart use of every corner. Four bedrooms across two levels leave plenty of room for guests, hobbies or visiting grandkids. Green space at the back, a friendly street out front & shopping minutes away tie the whole package together. This is the kind of place where you settle in & stay a while. Room to grow, a layout that works & a location that checks every box. Check out the detailed floor plans where you can see every sink & shower in the home, the 360 tour & the video. Are you ready to say yes to this address?