



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**112B Siesta Gardens
Fort McMurray, Alberta**

MLS # A2325675



\$400,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	741 sq.ft.	Age:	1981 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Garage Door Opener, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Lane, Back Yard, Greenbelt, Landscaped, Lawn, See Remarks, Sloped,		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Central AC, Garage Heater, Garage Opener

Don't let the address fool you. This is a fully detached single-family home with a 20' x 24' detached garage. Offering the highly sought-after Reno-style floor plan that buyers know and love, this property provides all the benefits of that popular layout while giving you the privacy, space, and independence of a detached home. The location is truly one of this home's greatest features. Backing onto greenspace, with additional greenspace in front and scenic trails and mature forest directly across the street, you'll enjoy a peaceful setting that feels tucked away while still being close to schools, shopping, parks, and everyday amenities. Inside, you'll find numerous thoughtful updates that make this home move-in ready. The beautifully renovated kitchen (2021) showcases timeless white cabinetry, a stylish tile backsplash, refinished epoxy countertops, and an updated microwave (2021), creating a bright and functional space for everyday living and entertaining. Adjacent to the kitchen is a spacious dining area that flows effortlessly into the inviting living room. Filled with natural light, the living room offers plenty of space for family gatherings. The spacious primary bedroom is complete with a walk-in closet and garden doors leading directly to the back deck, making it easy to step outside and enjoy your morning coffee or unwind at the end of the day. A beautifully updated full bathroom completes the main level. The fully developed lower level offers exceptional flexibility for families of all sizes. You'll find a generous rec room that is perfect for movie nights, a games area, or entertaining guests, along with two additional bedrooms, a second full bathroom, and a dedicated office nook that could easily be enclosed to create a quiet space, hobby room, or private workspace depending on your needs. Recent updates include new vinyl plank flooring (2026) and fresh paint

(2026), giving the entire lower level a bright, modern feel. Additional improvements throughout the home include a new hot water tank (April 2026), faux stone exterior parging (2023), updated bathroom vanity (2021), washer and dryer (2021), and more, providing peace of mind and added value for years to come. Whether you're a first-time buyer, downsizer, or simply looking for an affordable detached home in an incredible location, 112B Siesta Gardens offers a rare opportunity to enjoy the popular Reno floor plan without sharing a wall with anyone. Surrounded by greenspace on both the front and back, with trails just steps away, this home combines privacy, functionality, thoughtful updates, and an unbeatable setting. Homes like this are few and far between, especially at this price point. Don't miss your opportunity to make this one yours.