



125 Roy Lane
Fort McMurray, Alberta

MLS # A2327023



\$569,900

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|------------------|--|---------------|-------------------|
| Division: | Abasand | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,347 sq.ft. | Age: | 2016 (10 yrs old) |
| Beds: | 3 | Baths: | 2 full / 1 half |
| Garage: | Single Garage Detached | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscap | | |

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| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Ceramic Tile, Vinyl Plank, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1p |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bar, Breakfast Bar, Kitchen Island, Open Floorplan, Sump Pump(s) | | |

Inclusions: Existing S/S Fridge , Stove, Dishwasher , Washer and Dryer, all existing window coverings , garage door opener and 2 remotes. Window coverings in Garage.

Located in one of the most sought-after locations in the Abasand Heights area sits this fully developed 2 storey home that is picture perfectly clean and tastefully decorated and awaits new owners. The location has a clear view of the of the Athabasca River valley as it is located right beside the Greenbelt. This fully developed property has everything for the growing family and outdoor enthusiast. As you pull into the quiet cul-de-sac, you will see the great location for this property and as you come up the front walk, you will notice the great curb appeal, maintained free exterior and manicured land scaping with plenty of trees. The front deck is the perfect place to Relax and watch the sunset and unwind from the busy day. As you enter the home you are greeted by a large open concept, kitchen, living room and dining area with loads of upgrades. The kitchen has an island with breakfast bar and built in wine rack. Quarts counter tops and Stainless-steel appliances. I love the gas stove with the custom subway tile back splash. There are ample cupboards and countertop space. And tucked away is your well-appointed coffee bar. There are doors leading onto the covered back deck the perfect place to BBQ this summer and entertain family and friends. A few steps off the deck you have a spacious yard where the current owners have turned it into an enjoyable spot for the family pets or AKA dog run. with Astroturf for there convience and than a entrance into the garage The garage is fully developed, heated to include 220 and 110 and pull downstairs to access the garage loft storage and window coverings for your privacy. From the back-alley view is the extra parking for your ATV needs. Upstairs to the second floor, we have Two bedrooms and a four-piece washroom in the hallway. The master bedroom has a large closet and its own ensuite with stand-up shower and jetted tub.

The fully developed basement has a cozy rec room with gas burning fireplace. wet bar, 1 more bedroom, 3-piece washroom. And under the stairs storage. Call today for your personal viewing.