



GRASSROOTS
REALTY GROUP

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193 Blanchett Road
Fort McMurray, Alberta

MLS # A2329086



\$509,999

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,421 sq.ft.	Age:	1996 (30 yrs old)
Beds:	5	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Baseboard, Electric, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Separate Entrance		

Inclusions: Fridge X2, Stove X2, dishwasher X2, microwave, hood fan, washer/dryer x 2, all window coverings, garage electric heater,

ATTACHED GARAGE! SEPARATE ENTRANCE! 5 BEDROOMS! FENCED & LANDSCAPED YARD! Welcome to 193 Blanchett Road, a spacious bi-level located in the highly sought-after B's. From the moment you step inside, you'll be welcomed by a generous foyer that leads to a bright and inviting main level. The oversized living room features beautiful hardwood flooring and flows seamlessly into the large dining area, offering plenty of space to host family gatherings and entertaining. The well-appointed kitchen is thoughtfully separated from the dining room and provides an abundance of cabinet and counter space, complemented by stainless steel appliances. Down the hall you'll find three spacious bedrooms, including the primary retreat complete with a 3-piece ensuite and a large closet, along with a 4-piece main bathroom for family and guests. The main level also features its own laundry room and convenient access to the attached garage. The fully developed basement offers incredible flexibility with its own separate entrance, making it ideal for an illegal suite, multi-generational living, or additional family space. Downstairs you'll find two more bedrooms, a 3-piece bathroom, separate laundry, a kitchenette, a massive family room highlighted by a cozy gas fireplace, and ample storage space. Outside, the beautifully landscaped and fully fenced backyard is a true retreat, featuring a two-tiered deck, a gazebo, mature trees that provide exceptional privacy, and plenty of room to relax or entertain. For added peace of mind, all upstairs appliances, including the washer and dryer, have been replaced within the past five years, with the refrigerator updated in 2024. This fantastic family home offers space, versatility, and an unbeatable location. Call today to book your private showing!

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