



GRASSROOTS
REALTY GROUP

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**7109 Bulyea Avenue
Fort McMurray, Alberta**

MLS # A2329952



\$439,900

Division:	Waterways		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,257 sq.ft.	Age:	2000 (26 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Partial	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions:	N/a
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Welcome to 7109 Bulyea Avenue, where space, comfort and nature come together! Tucked away in the quiet, family-friendly community of Waterways, this beautifully maintained 3+1 bedroom, 3 bathroom home offers over 1,880 sq. ft. of thoughtfully designed living space with room for everyone. The bright and inviting main floor features soaring vaulted ceilings, an open-concept layout, and an abundance of natural light. The spacious kitchen flows seamlessly into the dining and living areas, making it the perfect place to gather with family and friends. Escape to your oversized primary retreat complete with a walk-in closet and private 4-piece ensuite. Two additional bedrooms and another full bathroom complete the main level. The fully developed walk-out lower level is ideal for entertaining or accommodating guests, offering a large recreation room with a wet bar, an additional bedroom, a full bathroom and plenty of storage. Seller rented for 1200/mth if extra space is not needed. Step outside and discover one of this home's standout features which is a huge fully fenced pool sized backyard.. The covered deck and walk-out design make outdoor living effortless. Located in the desirable neighbourhood of Waterways, you'll appreciate the quiet streets, nearby walking trails, pickleball courts, natural surroundings and quick access to downtown amenities. If you're searching for a home that offers space, privacy and a family friendly lifestyle, 7109 Bulyea Avenue is one you won't want to miss!