



GRASSROOTS
REALTY GROUP

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5, 100 St. Laurent Way
Fort McMurray, Alberta

MLS # A2330978



\$254,900

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	Townhouse		
Size:	1,008 sq.ft.	Age:	2002 (24 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Off Street, Stall		
Lot Size:	-		
Lot Feat:	Front Yard, Landscaped		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Linoleum

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Pantry, Walk-In Closet(s)

Water: -

Sewer: -

Condo Fee: \$ 431

LLD: -

Zoning: R3

Utilities: -

Inclusions: Dishwasher, washer/dryer, stove, refrigerator, microwave

Affordable, spacious, and perfectly located—this 4-bedroom townhouse in the heart of Timberlea offers the ideal blend of comfort, convenience, and value. Enjoy being within walking distance of schools, parks, restaurants, grocery stores, public transit, and all the everyday amenities you need. With affordable condo fees of just \$431.17/month, this is an excellent opportunity for first-time home buyers, growing families, or investors alike. The main floor offers a functional and inviting layout, featuring a spacious living room with a large picture window that fills the home with natural light. The eat-in kitchen is designed for everyday living and entertaining, complete with stainless steel appliances, a generous corner pantry, and plenty of cabinet and counter space. Upstairs, you'll find three generously sized bedrooms and a full 4-piece bathroom, including the spacious primary bedroom complete with a large walk-in closet. The fully finished basement provides even more versatile living space with a large recreation room that's perfect for movie nights, a playroom, home office, or gym. You'll also find a generous fourth bedroom, a full bathroom, and a dedicated laundry area, offering plenty of flexibility for guests, teenagers, or extended family. If you've been searching for an affordable home in a prime Timberlea location with plenty of living space and low monthly condo fees, this one is a must-see!