



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**136 Parry Crescent
Fort McMurray, Alberta**

MLS # A2331291

\$479,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	938 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard		



Heating:	Forced Air
Floors:	Vinyl
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Pantry

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: N/A

Welcome to 136 Perry Crescent! This beautifully updated bi-level in Timberlea offers four bedrooms and three bathrooms, making it the perfect starter home for a growing family. The main level features two bedrooms, including a spacious primary bedroom with a massive ensuite and custom shower. The renovated modern white kitchen offers a large sink, stylish backsplash, and plenty of space for everyday living and entertaining. Vinyl plank flooring flows throughout the home for a clean, contemporary look. The fully developed basement includes two additional bedrooms, a full bathroom, laundry, and a massive recreation room that is perfect for entertaining or relaxing with the family. Outside, enjoy a maintenance-free backyard with large upper and lower decks, a heated detached garage, and an additional parking stall. Located in a great neighbourhood close to schools, shopping, trails, and other amenities. Call today to book your personal showing!