



GRASSROOTS
REALTY GROUP

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**225 Campbell Crescent
Fort McMurray, Alberta**

MLS # A2342692



\$459,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,287 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	4
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Gar		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Lawn, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	None	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, Storage, Sump Pump(s)		

Inclusions: Blinds

Welcome to this beautifully refreshed 3-bedroom, 4-bathroom home, perfectly situated on a great lot in a quiet neighbourhood. Offering plenty of space for the whole family, this home has been thoughtfully updated from top to bottom and is truly move-in ready. Step inside and you'll immediately notice the fresh, modern feel throughout. The entire home has been freshly painted in a nice neutral tone, including all interior doors, creating a bright and cohesive look that will complement any style of decor. Brand-new carpet has been installed throughout the main floor, upstairs, and finished basement, giving the home a fresh and clean feel from the moment you walk in. The main floor offers a functional layout designed for everyday family living. The kitchen provides plenty of space and features sliding patio doors that lead directly to the back deck and fully fenced backyard. Whether you're enjoying your morning coffee, hosting a summer BBQ, or watching the kids play outside, the connection between the kitchen and backyard is ideal. The back deck has also been freshly painted and is ready to enjoy. A convenient 2-piece bathroom and main-floor laundry add to the functionality of this level, making daily living that much easier. Upstairs, you'll find three comfortable bedrooms, including a spacious primary bedroom complete with its own 3-piece ensuite. A separate 4-piece bathroom serves the additional bedrooms, providing plenty of bathroom space for the entire family. The fully finished basement adds another level of living space and has also been freshly painted and fitted with brand-new carpet. A 3-piece bathroom on this level adds even more convenience and flexibility, making the basement ideal for a family room, home office, gym, guest space, or additional living area. Outside, the property sits on a great lot with a fully fenced backyard offering a private space

to relax and enjoy the outdoors. The rear alley access provides excellent functionality, with a detached double garage and plenty of additional parking. There is ample parking both at the rear and on the street, making this a great option for families with multiple vehicles or guests. The detached double garage has undergone a full makeover, including brand-new drywall from top to bottom, giving it a clean, refreshed appearance and making it a fantastic space for vehicles, storage, hobbies, or a workshop. The home also features brand-new kitchen appliances that have never been used, offering the next owners the benefit of a fresh start. Combined with the extensive painting and brand-new carpet throughout, there is very little left to do but move in and enjoy. Location is another major highlight. Situated in a quiet neighbourhood close to Syncrude Athletic Park, shopping, schools, and everyday amenities, this home offers convenience while still providing a peaceful place to call home.