



GRASSROOTS
REALTY GROUP

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106 Pike Bay
Fort McMurray, Alberta

MLS # A2349955



\$595,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,747 sq.ft.	Age:	2006 (20 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Parking Pad		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped, Lawn, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Central Vacuum, Closet Organizers, Kitchen Island, Pantry, Storage, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, microwave, washer, dryer, window coverings, blinds, garage door opener, air conditioner, garage heater, living room couch, kitchen bar stools x4,

The bell rings & your kids can walk home in minutes. Welcome to 106 Pike Bay in Timberlea, where schools sit within walking distance & the back yard is built for after school fun. Drop the backpacks, grab a snack & head straight out the back door to play. Let us start outside, since that is where this home shows off. The fenced yard is ready for kids, dogs & the odd runaway soccer ball. A big deck sits right off the dining room, so summer suppers move outdoors in about four steps. Picture burgers on the grill, juice boxes on the rail & a warm sunset at the end of the day. On hot days the air conditioner keeps the house cool while the kids run wild in the sprinkler. Inside, the main floor is open & bright. The kitchen has an island with a breakfast bar, & four bar stools stay with the home. Homework, snacks & morning coffee all land here. A pantry holds the cereal boxes, snack stash & that jar nobody remembers buying. The dining room has a window that looks over the deck, plus a door straight out to it. Over in the living room, a fireplace sets the mood on cold winter nights. Big windows pour in natural light from morning until supper. Even the couch is staying, so movie night can start on move in day. A 2PC bath on this floor saves guests a trip upstairs. Laundry sits on the main floor too, & it leads right into the attached double garage 24x24. Wet boots & hockey bags get dropped off long before they reach the kitchen. That garage is heated, so January mornings feel a little less rude. Two vehicles fit inside, with room for bikes, shovels & the sled everyone fights over each winter. Say goodbye to scraping frost off the windshield before your morning commute. Head up to the second floor for three bedrooms. The primary bedroom is spacious, with a walk in closet & a 5PC ensuite. Think of it as your private escape after bedtime stories are done. Two more bedrooms share a 4PC bath

down the hall, giving the kids a cozy little zone of their own. The basement adds two more bedrooms, a 4PC bath & a rec room. Teens can claim it as their hangout. Grandma can stay for a week without anyone feeling squished. Game night can get loud down there while the baby sleeps upstairs. You also get storage for bins, skates & every holiday decoration you swear you will sort one day. In total, this home offers 1,746.73 SQFT on a 4,588 SQFT lot. With 3 bedrooms up, 2 bedrooms down & 4 bathrooms, there is room for the family you have now plus the one you are still building. Timberlea makes busy days easier. Schools are within walking distance, so mornings start without a traffic jam in the drop off lane. Parks, shopping & transportation are close by too. At the end of each day, you come home to a quiet bay, a big deck & a fenced back yard made for long family evenings. Few homes in town give a growing family this much breathing room. Check out the detailed floor plans where you can see every sink & shower in the home, 360 tour & video. Are you ready to say yes to this address?