



GRASSROOTS
REALTY GROUP

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145 Sunday Creek Way
Fort McMurray, Alberta

MLS # A2350450



\$479,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,579 sq.ft.	Age:	2005 (21 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Lane, Back Yard, Rectangular Lot, Street Lighting, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer and Microwave

Welcome to 145 Sunday Creek Way — a warm and inviting 4-bedroom, 3.5-bathroom, 2-storey home in the heart of Timberlea, offering over 2,200 sq ft of living space, a DOUBLE DETACHED GARAGE, and a layout perfectly designed for family living. Settle into the charming front porch before stepping inside to a bright and spacious main floor. The generous living room is anchored by a cozy gas fireplace, flowing seamlessly into the well-appointed kitchen — impressing with a large island, breakfast bar, plenty of counter and cabinet space, and two pantries for all your storage needs. At the back, the dining area offers direct access through the door to the two-tiered rear deck, perfect for summer entertaining. A convenient 2-piece powder room completes the main level. Upstairs, the primary bedroom is a true retreat, complete with a walk-in closet and private 4-piece ensuite. Two additional well-sized bedrooms and a full 4-piece bathroom provide plenty of room for a growing family, and a conveniently located laundry room on this level makes the daily routine that much easier. The fully finished basement adds fantastic versatility, featuring a huge recreation room ideal for a home theatre, gym, or playroom, a fourth bedroom with its own walk-in closet, and a 3-piece bathroom. Outside, enjoy a private yard with back lane access, a gate wide enough to bring in your toys, and a large deck made for long summer evenings. The generous 23x21 double detached garage offers ample room for two vehicles and extra storage. Just minutes from parks, playgrounds, schools, shopping, and scenic walking and bike paths — this is a fantastic opportunity to own a well-rounded family home in one of Fort McMurray's most sought-after communities. Book your private showing today!

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