



GRASSROOTS
REALTY GROUP

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128 Mountain Avens Crescent
Fort McMurray, Alberta

MLS # A2351265



\$769,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,897 sq.ft.	Age:	2007 (19 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Backs on to Park/Green Space, Corner Lot, Cul-De-Sac, Landscaped, No Ne		

Heating:	Boiler, In Floor, Fireplace(s)	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Built-in Features, Central Vacuum, Closet Organizers, High Ceilings, Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)

Inclusions: Refrigerator, Stove, OTR Microwave, Dishwasher, Washer, Dryer, All Existing Window Coverings, TV in the living room, gas stovetop & hood range in sunroom, curtain rods, garage door opener & remote, AC Unit, mail key, garage cabinets and wood built in shelving, central vacuum & attachments

CUSTOM-BUILT | PICTURESQUE POND VIEWS | EXCEPTIONAL INDOOR-OUTDOOR FAMILY SPACE! A beautiful blend of timeless finishes, thoughtful design, and impressive living spaces, this custom-built bi-level offers 1,897 sq. ft. above grade, complemented by approximately 1,522 sq. ft. of developed lower-level living space. Backing onto a scenic pond and green space, this remarkable property offers a beautiful setting with an emphasis on comfort, craftsmanship, and entertaining. Step inside to discover a welcoming entryway with an elegant staircase featuring wrought iron detailing, rich hardwood flooring, extensive crown moulding, and refined architectural accents throughout. The semi-open concept main living area is warm and inviting, featuring generous windows that fill the space with natural light and a beautiful gas fireplace framed by a custom mantel. The kitchen showcases rich custom cabinetry, an abundance of counter and storage space, a tiled backsplash, stainless steel appliances, a centre island with breakfast bar seating, and a corner pantry. The adjoining dining area provides additional cabinetry space, flexible for a coffee nook or bar. A truly distinctive feature of the home is the spectacular all season sunroom. Surrounded by curved panoramic windows overlooking the picturesque pond and surrounding greenery, this extraordinary space seamlessly blends indoor comfort with the beauty of the outdoors. Featuring a dedicated dining space, and a built-in cooking area complete with cabinetry, cooktop, and range hood, it offers a unique setting for hosting guests, enjoying morning coffee, or unwinding while taking in the views. The spacious primary retreat offers an inviting escape, complete with hardwood flooring, pond views, elegant ceiling details, a generous walk-in closet, and a private ensuite featuring a jetted soaker tub and separate shower.

Two additional main-floor bedroom space and a beautifully finished bathroom complete the upper level. The fully developed lower level continues to impress with exceptionally high ceilings, in-floor heating, an expansive family and recreation room anchored by a second fireplace, three additional bedrooms, a full bathroom, and a spacious laundry room featuring cabinetry and countertop space. A separate entrance adds another layer of versatility to this thoughtfully designed home. Outside, the beautifully landscaped and fully fenced backyard offers an inviting extension of the living space. A generous stone-patterned patio creates the perfect setting for outdoor gatherings, while the manicured lawn, peaceful pondside backdrop and the green space and a walking pathway beyond the rear fence provides this home with an exceptional connection to its natural surroundings. An attached 25x21 double garage with infloor heat, attractive stone-accented exterior, and convenient under-deck storage complete this impressive property. Call to book your viewing today!