

**102 Pike Bay
Fort McMurray, Alberta**

MLS # A2216147



\$525,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,528 sq.ft.	Age:	2006 (19 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Aggregate, Double Garage Attached, Driveway, Off Street		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Corner Lot, Dog Run Fenced In, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Central Vacuum, Closet Organizers, Walk-In Closet(s)		

Inclusions: fridge, stove, dishwasher, OTR microwave, washer, dryer. AC unit, garage door opener and remote, garage heater, tv mounts, gazebo, shed, planters in back yard, hunter douglas blinds, curtain rods.

102 Pike Bay is a spacious and well-appointed two-storey home offering everything a growing family needs - from the generous 1528 square footage to thoughtful upgrades throughout. Nestled on a corner lot with a fully fenced yard, this property also boasts ample parking and is just steps from schools and Timberlea's many amenities. It's a must-see! At a glance, the standard specs are what you've come to expect from a two-storey home in Timberlea built in 2006 with an attached double garage – but let's get into the details. The aggregate driveway out front is larger than average, with room to park 3 vehicles across and the 21' x 23'8" heated garage and access to the back yard through the side gate gives you plenty of options for storing your toys. A lovely covered front step leads you into the large front foyer with a coat closet, just off the living room. With charming hardwood floors, the living room is spacious bright, with a cozy gas fireplace. The kitchen has a new fridge and recently replaced cabinets, an eat up bar area and a sizeable dining nook that leads into the yard. The main floor has a 2 piece bathroom, conveniently located beside the garage, and a laundry area. Upstairs are 3 bedrooms and 2 full bathrooms. The primary bedroom is quite large and has a 3 piece ensuite and walk-in closet. Downstairs is fully developed with another bedroom, a large rec room and a 4 piece bathroom. A few of the many updates over the past few years include: cabinets, fridge (2024), AC (2021), Furnace (2024), HW tank (2023), roof (2024), garage door and opener (2023). Currently equipped with a stair lift for enhanced accessibility. It can remain or be removed based on the buyer's needs.