

**144 Waterhouse Street**  
**Fort McMurray, Alberta**

**MLS # A2218182**



**\$479,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	2005 (20 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Backs on to Park/Green Space, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate
<b>Roof:</b>	Asphalt
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding, Wood Frame
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Central Vacuum, Closet Organizers, Jetted Tub, Laminate Counters

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1S
<b>Utilities:</b>	-

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, microwave, all window coverings, garage door opener and remotes, mail keys, house keys

Welcome to 144 Waterhouse St. 5 bedroom, 3 bath family home that will not last in this market. Priced to sell this spacious bi-level offers plenty of room for the growing family. Tiled floors when you walk in to new LVP flooring throughout the main level. Front dining area right off the kitchen with stainless appliances that include a double oven. Oh and let's not forget the corner pantry along with all the counter and cupboard space. This truly is a home for entertaining with the living area and a wood burning fireplace that leads to a screened in deck. No need to worry about the bugs when enjoying a hot summers night. Master bedroom is large enough for a king bed and includes a walk in closet with built in shelving. The ensuite bath is the retreat you are waiting for after a hard day at the office. Enjoy the jetted tub with a stand up shower. Upstairs had another spacious bedroom and a 4 piece bath. What's great about this home is the space, basement rec room is huge where you can enjoy watching the game on the big screen. Also included is 3 more bedrooms where you can use one as an office. And another 4piece bath, so plenty of bathrooms for everyone. To top off this amazing basement set up you can add in floor heating that is on a separate boiler. So no issues with keeping warm on those cold winter nights. The heated garage is a great space to park the vehicles or work on your projects. Comes with built in storage units. Backyard is fenced and has a ton of storage under the deck. Backs onto green-space with walking/biking trails and a park near by. Also close to the skateboard park and ball diamonds.