

**120 Blanchett Road**  
**Fort McMurray, Alberta**

**MLS # A2219909**



**\$499,900**

|                  |  |               |                   |
|------------------|--|---------------|-------------------|
| <b>Division:</b> | Timberlea  |               |                   |
| <b>Type:</b>     | Residential/House  |               |                   |
| <b>Style:</b>    | Bi-Level   |               |                   |
| <b>Size:</b>     | 1,186 sq.ft.   | <b>Age:</b>   | 1994 (31 yrs old) |
| <b>Beds:</b>     | 4  | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Aggregate, Double Garage Attached, Garage Door Opener, Garage Faces Fr |               |                   |
| <b>Lot Size:</b> | 0.14 Acre  |               |                   |
| <b>Lot Feat:</b> | Back Yard, Landscaped, Many Trees, Views                               |               |                   |

|                    |  |                   |    |
|--------------------|--|-------------------|----|
| <b>Heating:</b>    | Fireplace(s), Forced Air                           | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate, Tile                             | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                    | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Finished, Full                                     | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Concrete, Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, Pantry, Soaking Tub, Vinyl Windows |                   |    |

**Inclusions:** 2 Fridges, Stove, Microwave, Washer, Dryer, Central AC

Welcome to 120 Blanchett Road, a Beautifully Located Home in The Heart of Timberlea—directly across from a Scenic Park and Right in Front of a Bus Stop, offering unmatched convenience for families and commuters alike. Plus, with Extended RV parking, it's perfect for those needing extra space for recreational vehicles. The main floor features a bright and airy layout, including a welcoming living room overlooking the front entrance, and a spacious kitchen with an adjoining dining room. From here, step out to your private backyard retreat, complete with a massive two-tier deck—ideal for entertaining or simply relaxing. You'll also find three well-sized bedrooms on the main level, including a primary bedroom with its own ensuite, along with an additional full bathroom. The fully developed basement offers even more living space, featuring a large family room with natural light, a huge fourth bedroom, a third full bathroom, and a dedicated laundry room with ample storage. Additional highlights include a brand new furnace, hot water tank, laundry appliances, shingles, and siding—giving you peace of mind for years to come. An attached heated garage, double driveway, and extended RV parking complete this fantastic home. Don't miss your chance to own this move-in-ready, versatile, and conveniently located property—call today to book your private viewing and experience all that 120 Blanchett Road has to offer!