

**105 Mountain Avens Crescent  
Fort McMurray, Alberta**

**MLS # A2227858**



**\$564,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,782 sq.ft.	<b>Age:</b>	2008 (17 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Lawn, Level, Rectangular Lot		

<b>Heating:</b>	Central	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Walk-In Closet(s)		

**Inclusions:** fridge, stove, dishwasher, OTR microwave, washer, dryer

BEAUTIFUL 5-BEDROOM HOME (4 UPSTAIRS) IN TIMBERLEA. With over 1,760 sqft of living space, this modified bi-level home offers open concept living on the main floor with 3 full bathrooms, a fully finished basement and double attached, heated garage. The kitchen has a traditional feel with dark wood cabinetry, SS appliances, pantry, breakfast bar and generous counter space. Off of the kitchen is a laundry room with access to the rear deck. Completing this level are 3 good sized bedrooms and a full bathroom. The upper level is home to a large master bedroom oasis with vaulted ceilings, walk-in closet and spacious ensuite bathroom with jetted tub and stand up shower. The finished basement with separate entrance has a family room with wet bar, full bathroom, spacious bedroom, storage space and utility room. The backyard is fully fenced and landscaped with a gas hookup on the deck. The double attached & heated garage measures 20'x23'; driveway and walkways are exposed aggregate. Located only steps from a beautiful pond, this quiet street is close to schools, shopping, parks, trails and more! Be sure to schedule your private tour today!