

137 Fox Crescent
Fort McMurray, Alberta

MLS # A2202099



\$494,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,239 sq.ft.	Age:	2006 (19 yrs old)
Beds:	5	Baths:	4
Garage:	Double Garage Attached, Insulated, Paved		
Lot Size:	0.11 Acre		
Lot Feat:	Front Yard, Landscaped, Level, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Separate Entrance		

Inclusions: Fridge (2) Stove (2) dishwasher (2) washer dryer all existing window covering

Welcome to this exceptional 5-bedroom residence nestled in the heart of Timberlea. The main floor welcomes you with an abundance of natural light, featuring a front family room with a cozy fireplace and views of the front yard to watch the kids play. The kitchen, upgraded with granite countertops and stainless steel appliances, offers functionality and plenty of cupboard space. Adjacent, the dining area leads to a private fenced backyard and deck, perfect for entertaining with no backing neighbor's. The main floor is complete with a primary bedroom featuring a walk-in closet and full ensuite, along with two additional bedrooms and a full bathroom for a growing family's needs. With its own laundry and garage access, convenience is paramount. The basement has a separate entrance and additional living space, including two spacious bedrooms, two full bathrooms, a full kitchen, and a generous rec room, all bathed by ample natural light through large above-ground windows. This space also has a gas fireplace to enjoy during cold winter months. The basement also features its own separate laundry facilities. The home is equipped with two furnaces enabling each floor to control their own heat. Whether you seek a rental property or a family home with a mortgage helper, this residence has it all. Renovations include fresh paint, air conditioning, renovated bathrooms and new shingles with upgraded insulation in 2016. Don't miss your chance to make it your own. This home offers a blend of comfort, convenience, and income potential, making it the perfect choice for families and investors alike. Nestled amidst walking trails and conveniently close to schools, parks, and shopping, this bilevel is an ideal choice for families and savvy investors alike. A front attached double garage and ample driveway space means parking will never be a concern.