

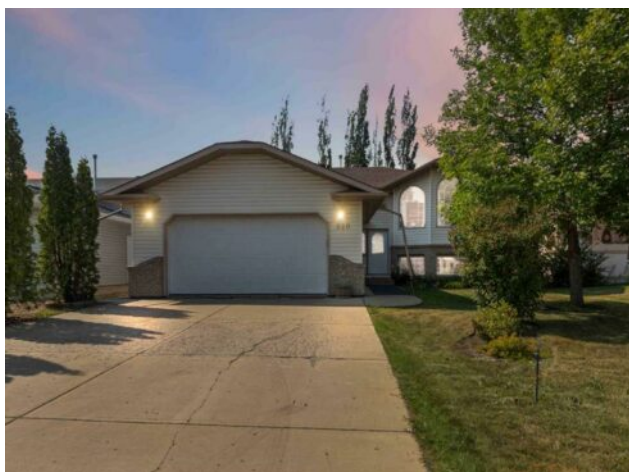


DON'T GAMBLE WITH YOUR HOME.
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**220 Boisvert Place
 Fort McMurray, Alberta**

MLS # A2245264



\$519,888

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,338 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Insulated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, central a/c, central vac, window coverings

LOCATED IN THE BEAUTIFUL B'S at 220 Boisvert Place, only a block away from 2 elementary schools. Not only is the home located in one of Fort McMurray's favorite neighbourhoods, Timber Ridge, but it is also in mint and move-in-ready condition. This home shines through top to bottom with pride of ownership and has seen many updates, which include NEW HOT WATER TANK IN 2024, NEW DECK 2005, SHINGLES DONE IN 2017, plus it is ready for immediate occupancy so your kids can start school this September at St Anne's or Timberlea Elementary school. Let's talk about this special home and its standout features. First, you are greeted by a large foyer that leads you to your living areas with over 2400+ living space that includes 2 gas fireplaces, 4 bedrooms, and 3 full bathrooms., central a/c. The upper main level features gleaming hardwood floors in the great room alongside vaulted ceilings large bay window, and gas fireplace with mantle. This level continues with a spacious kitchen with solid oak cabinets, tile floors, eat-up breakfast bar and overlooks your dining room, which features garden doors that lead to your new deck and private and treed yard. The main level continues with your 3 generous-sized bedrooms, primary bedroom featuring a walk-in closet and full ensuite with a jetted tub. The fully developed basement offers a family room in a bright and airy space with large above-ground windows, plus a gas fireplace. In addition, you have a 4th bedroom and a full bathroom. The 4th bedroom features a walk-in closet. Plus, you have the ever-needed storage space, there is loads in this home and a large laundry room with a sink. The exterior of the home features a great-sized front driveway with room for RV parking, plus you have a fully fenced and landscaped yard, which has vinyl maintenance-free fencing on one side, plus you have loads of

trees, making your backyard a private and enjoyable space. This home is ready for a new family who will enjoy this neighbourhood and being close to Birchwood trails, parks, community gardens, outdoor rinks and basketball courts. Call today for your private tour.