



THE
A-TEAM

**RE/MAX
FIRST**

145 BOISVERT Place, Fort McMurray T9K1S9

MLS®#: **A2132343**

Area: **Timberlea**

Listing Date: **05/15/24**

List Price: **\$549,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 27-Jul**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1997**
Lot Information
Lot Sz Ar: **5,860 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,567**
Low Sqft:
Ttl Sqft: **1,567**

DOM

124
Layout
Beds: **3 (2 1)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Landscaped,See Remarks**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Multiple Driveways**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding**
Flooring: **Hardwood,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Electric Range,Refrigerator,Washer/Dryer**
Int Feat: **Ceiling Fan(s),Central Vacuum,Granite Counters,Kitchen Island,No Animal Home,No Smoking Home,Soaking Tub**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 5`10"	4pc Ensuite bath	Main	9`8" x 10`10"
Bedroom	Main	9`11" x 12`0"	Dining Room	Main	8`0" x 14`7"
Family Room	Main	18`4" x 17`10"	Kitchen	Main	11`0" x 12`2"
Living Room	Main	11`2" x 11`11"	Bedroom - Primary	Main	14`0" x 15`11"
3pc Bathroom	Basement	5`0" x 10`9"	Bedroom	Basement	11`6" x 13`8"
Game Room	Basement	26`1" x 13`2"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8521145

Zoning:
R1

Remarks

Pub Rmks:

UPGRADES COMPLETE! PRIDE OF OWNERSHIP! Welcome to 145 Boisvert Place. On the open concept main floor of this beautiful bungalow home you will find a spacious foyer that gives access to the front office/den (could be changed into a bedroom if needed), further into the main level you will find the 2018 renovated kitchen that boasts ample counter and Maple cabinet space, a corner pantry, granite counter tops, and S/S appliances. The kitchen looks onto the large living room that accented nicely by the gas fireplace. The dining area has room to fit the entire family, and is located right beside the garden doors where you can access the perfectly manicured fenced back yard. All front and back landscaping, deck, fences, grading/paving stones/fire pit complete in 2017. The primary bedroom located on the main floor is huge and offers a walk in closet (8ft X 7ft), and an en suite bathroom with a large vanity, and a stand up shower (new in 2018). The basement is MASSIVE and offers 2 huge rec room spaces, one that can be turned into additional bedroom space if needed. The basement FULLY DEVELOPED IN 2016 also has a 3 piece bathroom, an additional bedroom, a laundry room with laundry shoot, and SO MUCH STORAGE SPACE. The attached double car garage has a heater (2022), a laundry sink, and 2 man doors. ADDITIONAL UPGRADE LIST: Siding (2017), Shingles (2017), Benjamin Moore Paint throughout home including basement railing (2017), plumbing updated including newer toilets, (2022), shower doors in ensuite (2024), bathroom and kitchen sinks (2017), light fixtures/fan (2017), new baseboard and some flooring (2018), Kitchen Cabinets/counter tops (2018), basement stair carpet (2019 with thick underlay). Located on a quiet street in the B's, close to schools and amenities. Call now for your personal showing.

Inclusions:

Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, All window coverings, garage heater, fire pit, central vac and attachments, 8ft X 8ft Gazebo on back deck. Basement: Mini fridge, microwave, 2 desks, bedroom cabinet in closet, basement bar and 2 chairs.

Property Listed By:

ROYAL LEPAGE BENCHMARK

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800