



THE
A-TEAM

**RE/MAX
FIRST**

224 BOISVERT Place, Fort McMurray T9K 1s8

MLS®#: **A2138651** Area: **Timberlea** Listing Date: **06/06/24** List Price: **\$499,900**
 Status: **Pending** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1997**
Lot Information
 Lot Sz Ar: **6,027 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,329**
 Low Sqft:
 Ttl Sqft: **1,329**

DOM

102
Layout
 Beds: **6 (3 3)**
 Baths: **3.0 (3 0)**
 Style: **Bi-Level**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Lawn,Garden,Landscaped,Level**
 Park Feat: **Concrete Driveway,Double Garage Attached,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Playground,Private Yard**

Construction: **Vinyl Siding**
 Flooring: **Carpet,Ceramic Tile,Laminate,Vinyl**
 Water Source:
 Fnd/Bsmt: **See Remarks,Wood**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer,Water Conditioner,Water Purifier,Window Coverings**
 Int Feat: **Built-in Features,Central Vacuum,Crown Molding,High Ceilings,Vinyl Windows,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	8`7" x 6`5"	4pc Bathroom	Main	5`9" x 7`5"
Bedroom	Main	10`3" x 10`1"	Bedroom	Main	10`3" x 9`4"
Bedroom - Primary	Main	14`8" x 11`5"	4pc Bathroom	Basement	8`8" x 6`2"
Bedroom	Basement	10`4" x 10`8"	Bedroom	Basement	14`2" x 9`10"
Bedroom	Basement	12`5" x 13`0"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8521145

Zoning:
R1

Remarks

Pub Rmks: **RENOVATED 6-BEDROOM HOME IN THE POPULAR TIMBERRIDGE(THE B'S), NEXT TO ELEMENTARY SCHOOLS, BIRCHWOOD TRAILS, OUTDOOR RINK AND MORE! This impressive bilevel has seen many updates which include, all new modern exterior doors, flooring, shingles (2015), custom 2-way blinds, fence, hot water tank (2020), new light fixtures, 3 new windows, renovated bathrooms, and more. the spacious 2600+ living space features a large front foyer with direct access to your attached heated garage and a custom built-in coat rack with drawers, and wainscotting on the walls. The foyer leads you to the staircase taking you to a large front living room with a bay window and silhouette 2-way custom blinds. Then a formal dining room which could be an additional living room space. The Bright eat-in kitchen features custom solid hickory cabinetry, tile backsplash, GRANITE countertops, and stainless appliances. The kitchen features garden doors leading to your private fully fenced and landscaped yard with a large rear deck. The Main level continues with 3 great size bedrooms, a renovated 4 pc bathroom with an updated vanity, vinyl plank floors, and a white subway tile surround and soaker tub. The Primary bedroom features a walk-in closet with double doors and a 3 pc ensuite. The Fully developed lower level gives you great additional living space with large above-ground windows. This space begins with your family room and games room with stone faced gas fireplace. 3 bedrooms, another fully renovated bathroom with double sinks tiled stand-up shower shiplap wall, new vanity and light fixtures. This lower level is complete with a TON OF STORAGE room, and a separate laundry room with sink, and built-in drying racks. Other added features of this move-in ready home are water softener, CENTRAL A/C, water filtration system, central vacuum, and an extra wide 6000 sq ft + lot, and extra long driveway with room for RV PARKING. This property is in a Prime location for families as you are on a quiet street and can let your children do the 2-minute walk to school, and only a quick hop skip and jump to the Birchwood trails and more. Call today and schedule your private viewing.**

Inclusions: **fridge, stove, dishwasher, microwave, garburator, blinds, curtains, central vac and attachments, shelf in dining room, garage heater, water softener, waster filtration system under kitchen sink, swing set in the yard, firepit, tv mounts, nest thermostat, nest door bell, wardrobe in basement bedroom and in laundry room.**

Property Listed By: **COLDWELL BANKER UNITED**

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