



## 140 Marten Place Fort McMurray Alberta

\$669,900

4 BEDROOMS UPSTAIRS! 10,000 SQFT LOT! CUL- DE-SAC LOCATION! OVER 2500 SQFT! Say good bye to your small home and hello to this uniquely designed residence located in a unique location. Prepare to be dazzled by the front living room featuring soaring ceilings, stunning hardwood floors, and a fireplace that steals the spotlight. But that's just the beginning! The formal dining room boasts a charming coffee bar, while the sunny flex room with numerous windows is a versatile space, perfect for a home office or a whimsical toy room. Now, let's talk kitchen magic - a bright, spacious kitchen with white cabinets, granite countertops, and a timeless tiled floor and backsplash. This kitchen opens up to a dining room and sunken family room with a second gas fireplace, creating a warm and welcoming atmosphere. Just off the family room is the back mud room which has access to the heated garage, a powder room and convenient main floor laundry room with a brand new washer and dryer, the perfect spot for a freezer and access to the side and backyard. As you explore the second level, be prepared to be impressed by spacious 4 bedrooms and a 4-piece bathroom. The primary bedroom steals the show with double doors leading to a massive space featuring a walk-in closet, a balcony for those lazy mornings, and a 5-piece ensuite bathroom with dual sinks, a corner tub, and a walk-in tiled shower. The basement is a cozy retreat with a family room, projector and screen, a third gas fireplace (yes, you read that right!), a wet bar, an office or gym, and a 5th bedroom with its own 3-piece ensuite bathroom and a generously sized walk-in closet. And now, let's step outside into the enchanting backyard! Beautifully landscaped with kwik curb detailing, a fire pit area, garden beds, and mature trees creating a privacy and a magical shady corner with play set for the kids. The deck, running the width...

4pc Bathroom 5.00 Ft x 9.00 Ft

5pc Bathroom 10.33 Ft x 13.33 Ft

Bedroom 10.42 Ft x 13.33 Ft

Bedroom 15.00 Ft x 9.00 Ft

Bedroom 11.00 Ft x 9.58 Ft

Primary Bedroom 10.42 Ft x 27.42 Ft

Exercise room 9.75 Ft x 12.58 Ft

Furnace 10.75 Ft x 9.33 Ft

2pc Bathroom 5.75 Ft x 5.00 Ft

Breakfast 15.33 Ft x 8.33 Ft

Dining room 10.00 Ft x 13.00 Ft

Family room 11.00 Ft x 19.00 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

**RE/MAX**

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**Other** 6.00 Ft x 10.00 Ft

**3pc Bathroom** 6.00 Ft x 9.00 Ft

**Bedroom** 9.75 Ft x 15.00 Ft

**Recreational, Games room** 38.00 Ft x 26.58 Ft

**Foyer** 8.33 Ft x 8.50 Ft

**Kitchen** 11.00 Ft x 13.42 Ft

**Laundry room** 5.75 Ft x 13.75 Ft