



## 209 Blanchett Road Fort McMurray Alberta

\$505,000

Welcome to 209 Blanchett Road! Prepare to be amazed by the amount of space this remarkable bilevel has to offer. Boasting an impressive 1800 sqft above grade (with a grand total of over 3600 sqft on both levels), this home is much larger than the average bilevel home. Upon entering, you'll be greeted by a large entry level that can accommodate everything your family needs - backpacks, car seats, groceries, you name it. Conveniently, it provides direct access to the heated attached garage, measuring a generous 22 x 22 with tall ceilings, perfect for additional storage shelving. The main level features gleaming hardwood floors throughout the majority of this level. The front living room invites you into a welcoming atmosphere, with an abundant of natural light, vaulted ceilings, and a seamless connection to a formal dining room. The spacious kitchen is equipped with 2-tone cabinetry complemented by corian countertops, a corner pantry, tile floors, and a practical prep island. Adjacent to the kitchen, a flexible space with a gas fireplace and a custom-built hutch awaits. This area, perfect for a toy room or dining nook. Continuing down the hall, discover a main bathroom and 3 generously sized bedrooms, including the primary suite with its own 4 PC ensuite and a walk-in closet. Descend to the basement, where large, above-ground windows light the space with natural light. Here, two more spacious bedrooms, a 4PC bathroom, and a sprawling family room with a wet bar offer endless possibilities. Both the shingles and HWT are approx 5 years old, this home also comes with central ac and new attic insulation has been added. Situated on a corner lot within walking distance to two elementary schools and various amenities. If you're in search of a home that accommodates a growing family with ample room to spare, congratulations - you've just found it. (id:6769)

4pc Bathroom 8.00 Ft x 5.00 Ft

Bedroom 10.67 Ft x 14.00 Ft

Bedroom 11.50 Ft x 14.42 Ft

Recreational, Games room 25.50 Ft x 44.67 Ft

Storage 6.33 Ft x 8.00 Ft

Furnace 10.67 Ft x 11.50 Ft

Bedroom 12.00 Ft x 14.58 Ft

Dining room 16.58 Ft x 10.00 Ft

Family room 13.00 Ft x 14.67 Ft

Kitchen 11.50 Ft x 15.50 Ft

Living room 11.00 Ft x 15.00 Ft

Primary Bedroom 14.50 Ft x 17.00 Ft

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

Listing Presented By:



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RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

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4pc Bathroom 5.00 Ft x 8.42 Ft  
4pc Bathroom 9.00 Ft x 6.00 Ft  
Bedroom 10.33 Ft x 14.00 Ft

Other 10.00 Ft x 8.00 Ft  
Foyer 10.42 Ft x 14.00 Ft