



101 Langevin Road Fort McMurray Alberta

\$239,900

BACKING ONTO A POND! Discover the ultimate townhome experience, perfectly tailored for young professionals or couples. Nestled in a serene setting, this unique END UNIT boasts a picturesque backdrop with a POND and lush WALKING TRAILS right in your backyard. With a vast expanse of greenery and mature trees on one side and in the back, this residence offers more than your typical townhome. Step inside, and you'll be welcomed by FRESH, MODERN PAINT and a spacious entryway. Up a short flight of stairs to the main floor, featuring a layout that has remained popular for many years. The generously sized living room is divided from the dining room by a three-way fireplace, creating a cozy ambiance. From the dining room, you have direct access to a back deck that offers peaceful views of the pond, making it an ideal spot for nature enthusiasts. The kitchen is both spacious and functional, offering ample countertop space and the potential for a future island addition. Upstairs, the primary bedroom is a generous 18' x 12', complete with dual closets and a 4-piece ensuite bathroom flooded with natural light. The ensuite includes NEWER FLOORING, a jet tub, and a walk-in shower for your comfort. Down the hall, you'll find a second spacious bedroom, also with its own 4-piece ensuite and new flooring. The FULLY DEVELOPED basement is a versatile space, featuring a third bedroom with its own 4-piece ensuite bathroom, along with a convenient laundry area and direct access to the attached garage. This unique garage offers additional value with a handy 9'8 x 5'11 storage room at the back. With ONLY ONE NEIGHBOR, this one-of-a-kind location creates a sense of spaciousness and privacy. You'll appreciate the glass railing and the abundance of natural light that flows through this remarkable home. This layout is perfect for a young couple for a young professional who would like to have ro...

4pc Bathroom Measurements not available

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Bedroom 13.50 Ft x 15.92 Ft

Bedroom 16.08 Ft x 12.75 Ft

4pc Bathroom Measurements not available

Bedroom 12.75 Ft x 9.00 Ft

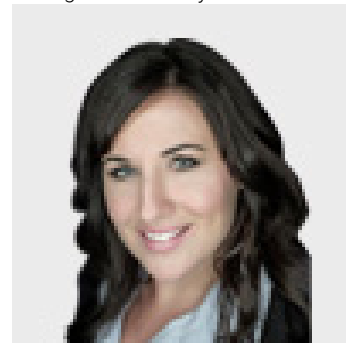
Dining room 15.25 Ft x 10.17 Ft

2pc Bathroom Measurements not available

Foyer 9.08 Ft x 4.92 Ft

Kitchen 12.67 Ft x 10.08 Ft

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

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RE/MAX Fort McMurray

9919 Biggs Avenue, Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net