



105 Roy Lane Fort McMurray Alberta

\$499,900

Welcome to 105 Roy Lane: Crafted by Kydan Homes, this fully upgraded home is a true gem in Abasand - offering modern elegance, and a fantastic location on a quiet street close to walking trails with scenic river views. Upon arrival, you'll immediately appreciate the home's curb appeal that welcomes you with the charming front porch. Step inside to a tiled foyer with French doors that open up to the living space that showcases a thoughtfully designed main floor that provides clear sight lines from the front window to the backyard. Luxury vinyl plank flooring, an upgraded lighting package, and an abundance of natural light all lend towards creating an inviting atmosphere of warmth and hospitality. The well appointed eat-in kitchen stands as the heart of the home with white quartz counters complemented with a herringbone tiled backsplash, all contrasting beautifully with the rich dark espresso shaker-style cabinetry that reaches for the ceiling. High-end black stainless steel appliances, including a double oven, and ample storage space for all your kitchen essentials are also found. A convenient and tucked away half-bath finishes off this main level. Access the fully fenced backyard from the dining area and step out onto your back deck that has a gas line for a BBQ. A short flight of stairs down to the yard leads you to the double detached garage with a radiant gas heater. Venturing upstairs, the second level is where the sleeping quarters are found. Three spacious bedrooms offer ample space for the family. The primary suite is a sanctuary of comfort, featuring a large walk-in closet with built in shelving. A 4-piece bathroom finishes off this upper level. The fully finished lower level offers a cozy setting with the gas fireplace and features the fourth bedroom, a large 4-piece bathroom and laundry. This is a versatile space that can serve as an entertainment area, a g...

4pc Bathroom 9.25 Ft x 6.00 Ft

Bedroom 9.25 Ft x 13.42 Ft

Bedroom 9.33 Ft x 13.58 Ft

Primary Bedroom 13.42 Ft x 11.17 Ft

4pc Bathroom 4.92 Ft x 10.75 Ft

Bedroom 9.25 Ft x 13.33 Ft

Recreational, Games room 12.42 Ft x 20.83 Ft

Furnace 5.17 Ft x 7.00 Ft

2pc Bathroom 4.50 Ft x 7.58 Ft

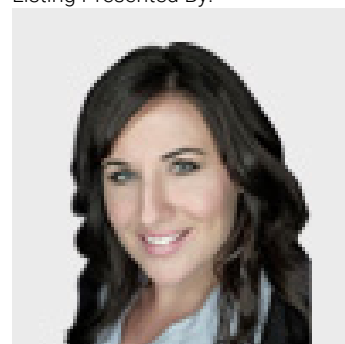
Foyer 5.92 Ft x 8.83 Ft

Eat in kitchen 13.92 Ft x 14.33 Ft

Living room 12.58 Ft x 18.08 Ft

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

Listing Presented By:



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