



# 105 Sibley Road Fort McMurray Alberta

\$515,000

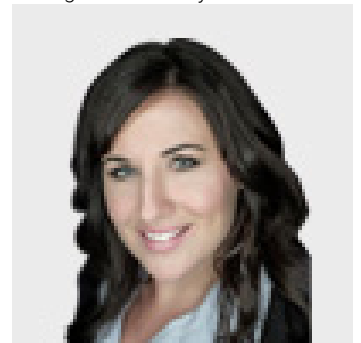
Welcome to 105 Sibley Road a beautifully updated & well maintained single family home nestled in a quaint neighbourhood. This split level home offers the perfect blend of space, warmth, functionality, and outdoor living. Boasting FOUR bedrooms, 3 bathrooms, DOUBLE ATTACHED HEATED GARAGE, RV parking, and a spacious FENCED YARD with great storage, this home is ideal for the whole family. Upon entering the home greeted by a warm and inviting ambiance & you immediately notice the beautiful brick facing GAS FIREPLACE, the focal point of the living room. The large picture window provides tons of natural light. Up the stairs, the large FORMAL DINING space overlooks the living room and makes this the perfect space to entertain. The UPDATED KITCHEN is warm and bright with plenty of cabinets, a BREAKFAST NOOK surrounded by windows and coffee bar. Just off of the kitchen you can access the LARGE REAR DECK, perfect for grilling and entertaining. Two generously sized bedrooms and a 4-piece bathroom complete this level. The SPACIOUS PRIMARY bedroom is located in the upper level and boasts double closets and a 3 piece ensuite. The basement level welcomes you like a warm hug, it is bright and spacious and offers space for a FAMILY ROOM & rec space, a fourth bedroom, full bathroom and laundry room. Outside you will be impressed with the great use of space, a large rear deck spans the width of the home and overlooks the LARGE YARD. This large deck offers covered storage below and still plenty of space for you to enjoy. In 2015 this home received a beautiful EXTERIOR FACELIFT that included a new roof. There is a large PARKING PAD on one side of the home with gate access for your RV or ATV. This beautifully maintained home has plenty to offer inside & out, space for the whole family to enjoy. Book your private tour today. (id:6769)

- 4pc Bathroom .00 Ft x .00 Ft
- Bedroom 9.17 Ft x 12.33 Ft
- Breakfast 9.50 Ft x 15.58 Ft
- Dining room 9.50 Ft x 17.00 Ft
- Kitchen 9.42 Ft x 8.92 Ft
- Bedroom 9.50 Ft x 15.58 Ft

- 3pc Bathroom .00 Ft x .00 Ft
- Bedroom 8.50 Ft x 8.08 Ft
- Laundry room 9.75 Ft x 6.67 Ft
- Recreational, Games room 18.42 Ft x 28.17 Ft
- Furnace 8.17 Ft x 6.67 Ft
- Foyer 11.08 Ft x 7.17 Ft

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

Listing Presented By:



Originally Listed by:  
EXP REALTY

<http://www.fortmcmurrayhomefinder.com/>



**RE/MAX Fort McMurray**

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3pc Bathroom .00 Ft x .00 Ft

Living room 16.00 Ft x 13.25 Ft

Primary Bedroom 12.00 Ft x 16.33 Ft