



## 108 Blue Jay Road Fort McMurray Alberta

\$529,900

6 BEDROOM 4 BATHROOM HOME FETCHING \$1650.00 RENT IN BASEMENT WITH EXCELLENT TENANTS WHO WANT TO STAY AND PAY YOU RENT! This freshly painted home offers a lovely layout that includes a large front entry way that leads you to your front great room featuring a DOUBLE-SIDED GAS FIREPLACE, laminate floors that continue throughout the main level. The Double-sided fireplace features in the oversized dining room that overlooks your spacious kitchen featuring a large wrap around breakfast bar, island, stainless steel appliances, corner pantry, and loads of cabinets and counter top space. This main level is complete with a 2-pc powder room and a rear access that leads to your yard and garage. The upper level is a spacious level for your family that includes an UPPER-LEVEL BONUS ROOM/OFFICE, UPPER-LEVEL LAUNDRY ROOM with built in shelving, 3 great-sized bedrooms and a main 4 pc bathroom with tile floors. The Primary bedroom features a WALK IN CLOSET AND FULL ENSUITE. The fully finished lower level offers SEPARATE ENTRANCE to your additional 3 bedrooms, full bathroom and in suite laundry room. The current tenants want to stay and why not when you can have most of your mortgage paid for. The exterior of the home offers a FULLY FENCED AND LANDSCAPED YARD WITH A DOUBLE HEATED GARAGE AND AN ADDITIONAL PARKING SPACE, THAT CAN HAVE FENCE EXTENDED TO OFFER RV PARKING! Other additions to this home include a NEW HOT WATER TANK IN 2022 AND CENTRAL AIR CONDITIONING. This home is perfectly located in Eagle Ridge and in walking distance to schools, Eagle ridge commons, trails, parks and more! Call today for your personal viewing. (id:6769)

4pc Bathroom 10.92 Ft x 7.17 Ft

Bedroom 10.92 Ft x 9.92 Ft

Bedroom 11.33 Ft x 12.33 Ft

Bedroom 10.50 Ft x 12.00 Ft

2pc Bathroom 5.33 Ft x 6.67 Ft

3pc Bathroom 8.33 Ft x 7.00 Ft

4pc Bathroom 8.42 Ft x 4.92 Ft

Bedroom 12.42 Ft x 10.08 Ft

Bedroom 12.17 Ft x 9.83 Ft

Primary Bedroom 16.42 Ft x 12.75 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<https://www.lisasellsymm.com/>

**RE/MAX**

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