



109 Roy Lane Fort McMurray Alberta

\$474,900

FULLY DEVELOPED 2017 BUILT BILEVEL IN A CUL DE SAC IN ABASAND. WITH A DETACHED HEATED DOUBLE GARAGE WITH 10 FT CEILINGS AND 8FT DOOR. This home is perfectly located on a fully fenced and landscaped lot, and offers quick and direct access for those who love to quad and ski doo on the Abasand trails. Inside this spacious home you have a front foyer that leads to your open concept living area with VAULTED CEILINGS, loads of windows, front great room, eat in kitchen, featuring loads of cabinets, granite counter tops, glass back splash, stainless appliances, and pantry. The living area features no carpet, just luxury laminate floors. The main level offers 3 bedrooms up, and full bathroom. The Primary bedroom has a large closet with built in shelves. The Fully developed basement offers a large family room, large above ground windows, a bedroom and full bathroom with tile floors and quartz countertops. This level has the addition of a laundry room and tons of storage. Other features of this home include over 1800 sq ft of living space, CENTRAL A/C, vinyl plank floors in the family room, and you are in the heart of Abasand, which is voted Fort McMurray's favorite neighbourhood. Call to schedule your personal tour today. (id:6769)

4pc Bathroom 6.83 Ft x 10.00 Ft

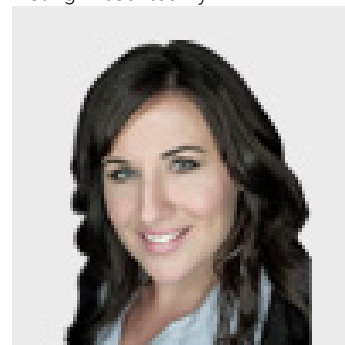
Bedroom 10.42 Ft x 12.25 Ft

4pc Bathroom 6.17 Ft x 12.83 Ft

Bedroom 8.67 Ft x 10.08 Ft

Primary Bedroom 12.58 Ft x 13.08 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

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

RE/MAX[®]

RE/MAX Fort McMurray

9919 Biggs Avenue, Fort
McMurray, AB,

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