



## 117 Elderberry Street Fort McMurray Alberta

\$377,900

Welcome to 117 Elderberry, a stunning 4-level back split in Timberlea on a quiet street steps from the trails. With its spacious layout and ample storage, this property is a gem you want to take advantage of. The main level features a gorgeous maple kitchen with beautiful frosted glass accents, a tile floor, a corner pantry and top-of-the-line stainless steel Whirlpool appliances. The kitchen opens up to a bright living room with vaulted ceilings, maple hardwood floors, and a spacious dining nook with a railing that overlooks the lower-level family room. Upstairs, you'll find two bedrooms with walk-in closets and a 4-piece main bathroom. The property also features air conditioning for those hot summer days. The lower level boasts a large family room, a tiled back entry, a coat closet with direct access to the low maintenance, a fully fenced backyard and deck, and a paved driveway. This level also features a third bedroom and a second full bathroom. The backyard landscaping is low maintenance and very nicely done, adding to the overall beauty of the property. Down another level, you'll discover the unfinished basement ready for a personal touch. This large and functional space has a huge crawl space for all your storage needs. The property also includes a triple-wide paved parking pad with back-lane access that offers plenty of potential for a future garage. Take advantage of the opportunity to own this beautiful property, perfect for families, couples, and first-time home buyers. Furniture is negotiable with the sale! Book your viewing today! (id:6769)

4pc Bathroom .00 Ft x .00 Ft

Bedroom 8.25 Ft x 11.17 Ft

Primary Bedroom 12.00 Ft x 13.67 Ft

Bedroom 8.58 Ft x 11.92 Ft

4pc Bathroom .00 Ft x .00 Ft

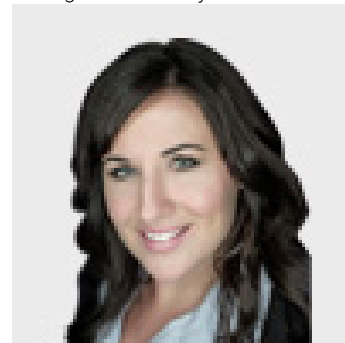
Family room 12.00 Ft x 22.75 Ft

Living room 12.92 Ft x 13.17 Ft

Kitchen 10.08 Ft x 13.25 Ft

Dining room 10.92 Ft x 10.00 Ft

Listing Presented By:



Originally Listed by:  
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