



# 136 Marten Place Fort McMurray Alberta

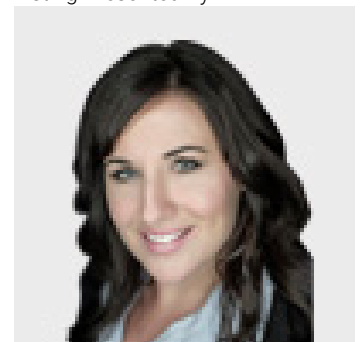
\$599,900

Massive 9893 sqft lot with TWO GARAGES!!! This executive character home is perfect for the growing family, with soaring vaulted ceiling and a loft that overlooks the family room. The main level is feature to a family room (with fireplace and updated lighting), formal dining room, a STUNNING RENOVATED KITCHEN with upgraded stainless steel appliances (brand new fridge), a kitchen dinette space, plus a main floor office host to a half bathroom, laundry closet, and access to the backyard (perfect for anyone wanting a home based occupation or needing an office space or MUDROOM). There's access to the 24x24 heated garage from inside the house and patio doors leading to an extensive deck, complete with hot tub (as is). The upper level features gorgeous hardwood floor, a loft room, 3 bedrooms and 2 full bathrooms. The primary suite is complete with an ensuite bathroom, large walk in closet, and even its own private balcony!! The basement level is unfinished and awaits your creative ideas, with massive potential and loads of space to expand. Outside, this fully fenced lot is surrounded by mature trees and a large garden, plus features a 2ND HEATED GARAGE, for all your toys or additional parking. Since 2007, the seller has updated the shingles, most of the windows, siding, and the exterior brick cladding. Central A/C is included, and the lucky new owners will love the family-friendly cul-de-sac, and the close proximity to great schools, ball diamonds, Birchwood Trails, and the outdoor rink and dog park. START THE CAR and call for your showing. (id:6769)

Primary Bedroom 13.00 Ft x 14.25 Ft  
Bedroom 12.00 Ft x 10.83 Ft  
Bedroom 10.67 Ft x 10.67 Ft  
4pc Bathroom 9.25 Ft x 6.58 Ft  
Loft 11.17 Ft x 10.08 Ft  
Living room 14.33 Ft x 20.67 Ft

Kitchen 11.50 Ft x 11.58 Ft  
Dining room 11.17 Ft x 9.08 Ft  
Office 12.00 Ft x 9.83 Ft  
Other 14.75 Ft x 15.50 Ft  
2pc Bathroom 5.42 Ft x 3.92 Ft  
4pc Bathroom 7.33 Ft x 6.58 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<http://www.theloregroup.com>



**RE/MAX Fort McMurray**

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