



# 138 Farrell Bay Fort McMurray Alberta

\$449,900

Welcome to 138 Farrell Bay: A peaceful sanctuary, this spacious four-level split sits proudly on a beautifully landscaped 7,565 sq/ft corner lot with mature trees, a fire pit, and a fenced backyard that you can admire from the rear screened-in porch. The detached garage features in-floor heat, and the driveway can accommodate four vehicles or store your recreational toys. The home has undergone many updates, ensuring stress-free homeownership for its next occupants. The log-style exterior is complemented by new vinyl siding (2024) and replaced shingles (2021). Gardens, trees, and a well-maintained front lawn provide curb appeal and a welcoming sight when you come home. The entry of the home brings you into the living room, where fresh paint and oversized windows create a light and airy feel. The dining room, capable of hosting a large table, connects to the updated kitchen. The kitchen features new cabinets with a coffee bar and beautiful glass uppers, custom paint for a modern and cohesive look, new countertops, LED lights, feature walls, and newer white appliances, all contributing to a beautiful farmhouse feel. Upstairs, you'll find three bedrooms. The first two have fresh paint, and an updated four-piece bathroom is located across the hall. The spacious primary bedroom includes its own updated three-piece bathroom for your convenience. Descending to the first of the two lower levels, you'll discover a family room with a brick-faced wood-burning fireplace, perfect for relaxing with a good book or movie. This level also has a small illegal suite with a kitchenette, a three-piece bathroom, and a fourth bedroom, accessible from the family room and another set of stairs at the back door. Previously used as a nanny suite, it makes a great guest suite or simply an additional bedroom. The lowest level of the home features a recreation room with a gas fireplace, warm wood fi...

3pc Bathroom 5.08 Ft x 6.67 Ft

4pc Bathroom 8.83 Ft x 5.00 Ft

Bedroom 9.17 Ft x 11.00 Ft

Bedroom 9.25 Ft x 11.00 Ft

Primary Bedroom 11.83 Ft x 12.17 Ft

2pc Bathroom 2.83 Ft x 5.33 Ft

Furnace 21.33 Ft x 9.25 Ft

3pc Bathroom 8.58 Ft x 6.00 Ft

Bedroom 8.08 Ft x 12.08 Ft

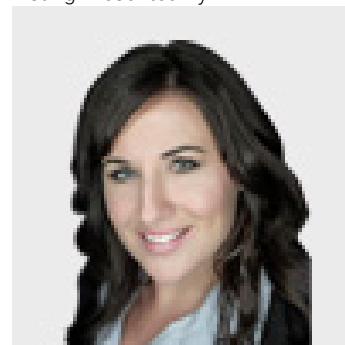
Family room 18.42 Ft x 12.33 Ft

Other 8.83 Ft x 8.42 Ft

Dining room 9.08 Ft x 12.58 Ft

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Listing Presented By:



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**RE/MAX Fort McMurray**

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Laundry room 10.25 Ft x 6.75 Ft

Kitchen 11.92 Ft x 14.25 Ft

Recreational, Games room 21.33 Ft x 19.50 Ft

Living room 17.00 Ft x 13.83 Ft