



139 Falcon Green Fort McMurray Alberta

\$799,900

EXPERIENCE LUXURY LIVING in this STUNNING CUSTOM BUILT UNIQUE Home featuring 4 BEDROOMS up , A BONUS ROOM & A main level DEN/OFFICE , & the added benefit of 2 RENTALS suites in the BASEMENT (with sound bar & ceiling insulation) featuring a 2 BED ROOM LEGAL SUITE with same quality as upstairs , FULL SIZE KITCHEN W/ APPLIANCES . CORK flooring in bedrooms, Sunny Living room , 4 piece BATH, STACKABLE WASHER & DRYER. There's also a BACHELOR suite w/ WET BAR, BAR FRIDGE & MICROWAVE , 4 piece BATHROOM & STACKABLE WASHER & DRYER. Both BASEMENT suites have private SEPARATE Entrances. The BEAUTIFUL Main level features HARDWOOD FLOORING, TRIPLE-PANE WINDOWS, a DEN / OFFICE, MAIN floor LAUNDRY, CUSTOM KITCHEN W/ BUILT IN APPLIANCES, LARGE ISLAND , GRANITE COUNTER TOPS, WALK IN PANTRY, SUNNY DINETTE AREA , PRIVATE COVERED BACK DECK looking onto the green space. SPACIOUS & BRIGHT LIVING ROOM BOASTING HARDWOOD FLOORING & GAS FIRE PLACE, LARGE WINDOWS letting the NATURAL LIGHT IN. There's also a DOUBLE ATTACHED HEATED GARAGE. The UPPER LEVEL BOASTS 4 Large BEDROOMS , A BONUS ROOM, the LARGE PRIMARY SUITE features a BEAUTIFUL ENSUITE, WALK-IN CLOSET & PRIVATE COVERED BALCONY facing the trees & Green Space. there's a BONUS ROOM, another FULL BATHROOM . Basement is split into 2 RENTAL SUITES and are currently rented out giving you instant cash flow. IMMEDIATE POSSESSION , ALL APPLIANCES INCLUDED, HEATED GARAGE, CENTRAL AIR CONDITIONER, TRIPLE WIDE DRIVEWAY, SITUATED IN A CUL-DE-SAC, CLOSE TO SCHOOLS, SHOPPING, BUSSING & WALKING TRAILS, THIS IS TRULY A UNIQUE HOME OFFERING SOMETHING FOR EVERYONE, and the LOCATION, LOCATION, LOCATION BACKING ONTO GREENSPACE, TRAILS & TREE LINE Call today for your personal showing. (id:6769)

Primary Bedroom 13.42 Ft x 16.92 Ft

Bedroom 10.08 Ft x 12.25 Ft

Bedroom 9.83 Ft x 12.00 Ft

Bedroom 10.75 Ft x 11.67 Ft

4pc Bathroom 8.83 Ft x 4.83 Ft

Bedroom 9.00 Ft x 9.50 Ft

4pc Bathroom 7.00 Ft x 9.00 Ft

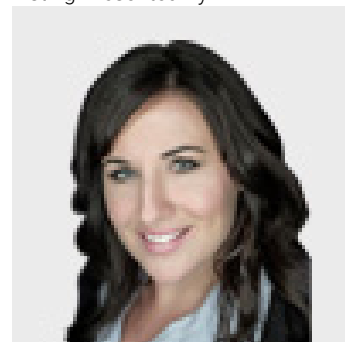
Rental unit 12.42 Ft x 21.75 Ft

4pc Bathroom 9.50 Ft x 6.42 Ft

Other 6.42 Ft x 3.42 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort McMurray, AB,

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

4pc Bathroom 8.92 Ft x 10.75 Ft

Bonus Room 14.92 Ft x 15.58 Ft

Other 9.58 Ft x 9.33 Ft

Family room 9.50 Ft x 12.08 Ft

Bedroom 9.00 Ft x 9.33 Ft

Living room 22.92 Ft x 16.08 Ft

Kitchen 12.83 Ft x 13.42 Ft

Other 13.42 Ft x 10.75 Ft

Den 10.67 Ft x 12.25 Ft