



# 141 Tundra Drive Fort McMurray Alberta

\$779,000

Welcome to your dream home come true! Nestled in a prime location on Tundra Drive, this remarkable property greets you with stunning curb appeal. Spanning 11,840 sqft, the fully landscaped yard backs onto Coniker Creek, boasting an underground sprinkler system, fire pit, and storage shed for your outdoor enjoyment. To the right, no neighbours, just a serene walking trail bordered by beautiful Lilac Bushes. Step inside through double doors into the grand entrance ground-level foyer, where soaring vaulted ceilings and floor-to-ceiling windows invite natural light to flood the space. With a generous 3816 sqft of living space, the completely above-ground basement features a large bedroom, an office (or 5th bedroom), a full bathroom, and a Huge TV and games room with a wet bar and pool table (included) - perfect for entertaining, plus a spacious laundry room (BRAND NEW WASHER AND DRYER) Enjoy in-floor heating (serviced annually) and a walkout to the impressive backyard. Ascending to the upper level, discover hardwood flooring, high ceilings, and panoramic views of the surrounding trees in every season. A two-way gas fireplace adds warmth to the family room, leading to a cozy reading room with patio doors opening to the rear balcony. The peninsula kitchen offers function and a prime space for busy school mornings or family gatherings; with granite countertops, a built-in pantry, and ample storage and counter space. Adjacent, find a breakfast nook and a formal dining room space. The primary suite is a sanctuary with its two-way fireplace, custom makeup vanity, walk-in closet, and a spacious full bathroom complete with a jetted tub and separate stand-up shower, all adorned with granite counters. 2 more bedrooms on the main level, one of which offers a unique jack-and-jill door to the main bathroom and a private balcony. With plenty of parking available on the massive expos...

4pc Bathroom 1.50 M x 3.30 M

Bedroom 3.53 M x 3.81 M

Bedroom 3.83 M x 3.53 M

Recreational, Games room 6.96 M x 12.78 M

Laundry room 4.98 M x 1.68 M

Primary Bedroom 4.75 M x 6.99 M

Kitchen 4.24 M x 3.63 M

Dining room 3.96 M x 4.75 M

Breakfast 2.16 M x 2.62 M

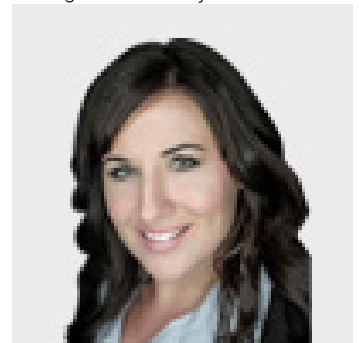
Bedroom 3.89 M x 3.15 M

Bedroom 3.05 M x 5.82 M

4pc Bathroom 3.28 M x 5.46 M

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

Listing Presented By:



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## RE/MAX®

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Living room 6.65 M x 8.51 M

4pc Bathroom 3.02 M x 2.36 M