



# 146 Smallwood Street Fort McMurray Alberta

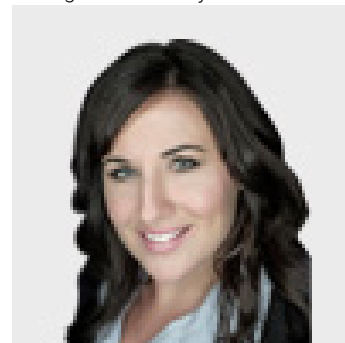
\$589,900

**\*\*\*BRAND NEW SHINGLES WITH WARRANTY\*\*\*** Welcome to 146 Smallwood St, an exceptional residence situated on a quiet street in Timberlea. Enjoy the convenience of proximity to schools, parks, and shopping in this well-positioned property featuring a huge 12,847.00 sq ft lot - among the largest in the neighborhood. This 4-bedroom, 3.5-bathroom home offers a spacious 1711.94 sq ft of living space, providing an ideal setting for creating lasting memories. Step into the welcoming ambiance of high cathedral ceilings upon entering, setting the tone for the open-concept living room, complete with a gas fireplace for cozy gatherings during colder Fort McMurray months. The kitchen, revamped in 2015, is a contemporary masterpiece with a walk-in pantry, spice drawer, soft-close cabinets, granite countertops, and organizer drawers. Adding to the convenience, the main-floor laundry room features an attached sink. Upstairs, a generously sized primary bedroom awaits, accompanied by an ensuite featuring a corner jetted tub and a modest walk-in closet. Two additional bedrooms and a 4-piece bathroom offer comfortable living quarters with ample natural light. The lower level contributes a substantial rec/living room, perfect for family activities. With high ceilings, abundant windows, and an additional bedroom with a 3-piece bathroom, it's an ideal space for hosting out-of-town guests. Recent updates, including a brand-new hot water tank and garage door, ensure low maintenance costs. Storage options are plentiful throughout the property, with the attached, heated, double garage providing versatility for use. The expansive deck overlooking the sizable yard is an excellent space for summer entertaining, complemented by an enclosed hot tub, a natural gas hook-up for your BBQ, and backyard access. With charming features such as a 2-story playhouse and shed, this property offers a unique b...

Primary Bedroom 4.39 M x 4.78 M  
4pc Bathroom 3.79 M x 2.85 M  
Bedroom 3.96 M x 3.02 M  
Bedroom 3.96 M x 2.97 M  
4pc Bathroom 1.91 M x 3.00 M  
Recreational, Games room 3.73 M x 3.99 M  
Bedroom 3.99 M x 2.95 M

3pc Bathroom 2.01 M x 2.64 M  
Furnace 2.62 M x 1.55 M  
Kitchen 4.75 M x 2.77 M  
Dining room 2.13 M x 3.33 M  
Living room 4.75 M x 5.46 M  
2pc Bathroom 1.68 M x 1.65 M  
Laundry room 2.90 M x 2.79 M

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

**RE/MAX**

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