



# 149 Balsam Way Fort McMurray Alberta

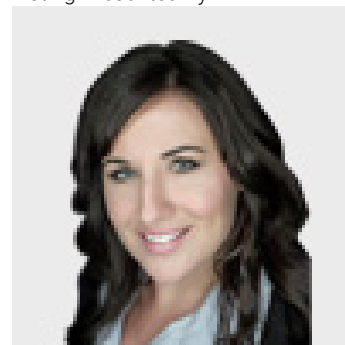
\$300,000

Charming 3 Bedroom, 2 Bathroom Home on Stunning private Lot with mature trees and Landscaping. Welcome to your new oasis! Boasting 3 bedrooms and 2 full bathrooms, including an en-suite with shower, this property is sure to capture your heart. The vaulted ceilings add a sense of openness and elegance to the living space, enhancing the overall charm of the home. The kitchen is a true delight for any chef, featuring ample cabinet space, an island for additional workspace, stainless steel appliances in 2016 (including a brand new dishwasher), and a convenient walk-in pantry. Adjacent to the kitchen, the bright living room invites relaxation and gatherings, complete with a cozy gas fireplace. Additional bonuses abound, including a 10 x 18 wired shed for extra storage. Outside, the fully fenced and landscaped yard offers privacy and tranquility, creating an outdoor paradise for your enjoyment. Completing the package is a detached heated garage. Conveniently situated in a desirable neighbourhood, this home offers easy access to amenities, schools, parks, playgrounds, trail systems and more. Enjoy the best of both worlds with a peaceful residential setting and quick access to urban conveniences. Opportunities like this don't come around often. Whether you're searching for your dream home or a savvy investment, this property checks all the boxes. Schedule a viewing today and make this house your new home sweet home! NO CONDO FEES! (id:6769)

3pc Bathroom 4.75 Ft x 8.25 Ft  
 4pc Bathroom 8.08 Ft x 4.92 Ft  
 Bedroom 9.00 Ft x 13.25 Ft  
 Bedroom 8.92 Ft x 10.08 Ft  
 Other 3.83 Ft x 11.42 Ft

Dining room 11.42 Ft x 11.75 Ft  
 Kitchen 9.25 Ft x 12.67 Ft  
 Living room 11.42 Ft x 13.25 Ft  
 Primary Bedroom 11.50 Ft x 13.17 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

<http://www.theloregroup.com/>



**RE/MAX Fort McMurray**

9919 Biggs Avenue , Fort McMurray, AB,

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