



172 Torrie Bay Fort McMurray Alberta

\$619,900

Welcome to 172 Torrie Bay, a beautiful character filled two story home, located in one of the most sought after locations in Fort McMurray. Nestled into a quiet cul-du- sac in the heart of Dickensfield, this property backs onto the green belt, offering stunning views of the Birchwood trails, local wildlife & the beautiful scenery Fort McMurray has to offer. Unrestricted access to the Birchwood trails allows for direct access to nature & tranquility at your fingertips. As you walk into the entrance, you're greeted by a large family room, cascaded by lots of natural light, hardwood flooring & a re-finished brick wood burning fireplace. As you continue through the main floor, you'll find hardwood flooring throughout, open concept white kitchen / dining room area, a main floor bedroom & a 2 piece powder room with laundry features. On the main floor, you'll also find a beautiful family room, filled with windows, which offer you unrestricted views of the green belt & TONS of natural light. As you take the spiral wood stairs up to the second level, you'll find an open concept hallway with views of the main floor entry / living room, a fully renovated 4 piece main bath with dual sinks, custom shower & large soaker (jet) tub. You'll also find a secondary bedroom & a large primary bedroom complete with his/hers closets & a 2 piece ensuite. This property also offers a fully developed basement with a large rec. room, finished bar (with fridge), a custom wood burning stove, another 2 piece bathroom & a large basement bedroom with a walk in closet. To top off this amazing character home, the oversized double attached garage is fully heated, has direct access to the backyard & offers a 20'11" x 11'9" heated workshop above. Have an RV? The driveway is also long enough to store that! Call today for your personal viewing! (id:6769)

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|--|---------------------------------|
| Bedroom 17.25 Ft x 9.17 Ft | Other 11.00 Ft x 7.33 Ft |
| 4pc Bathroom 9.17 Ft x 11.08 Ft | Living room 22.58 Ft x 22.75 Ft |
| Primary Bedroom 19.25 Ft x 13.00 Ft | Kitchen 12.42 Ft x 9.50 Ft |
| 3pc Bathroom 6.67 Ft x 4.92 Ft | Dining room 15.08 Ft x 13.00 Ft |
| Recreational, Games room 21.67 Ft x 18.92 Ft | Family room 20.50 Ft x 13.25 Ft |
| Other 6.17 Ft x 11.08 Ft | Bedroom 11.00 Ft x 10.83 Ft |
| Bedroom 32.83 Ft x 12.17 Ft | 2pc Bathroom 5.00 Ft x 7.75 Ft |

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

Listing Presented By:



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RE/MAX Fort McMurray

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2pc Bathroom 4.83 Ft x 4.58 Ft

Workshop 20.92 Ft x 11.75 Ft

Storage 8.33 Ft x 6.50 Ft