



## 173 Elmore Drive Fort McMurray Alberta

\$449,900

A piece of paradise in the heart of Thickwood, that's what can be found at 173 Elmore Drive! As you pull into the extra long driveway that leads to the double heated and insulated detached garage, you know immediately this property has been meticulously maintained over the years. Outside you'll be pleased with the privacy fencing and back yard, with a gas BBQ and two tiered deck! As you open the door to the split entranceway, there's nothing out of place. Let's start with the custom kitchen, containing a matching movable island, super convenient when entertaining. Enjoy large front windows in both the eat in kitchen and adjacent living room with wood burning fireplace. Continuing down the hallway, bedroom 3 is currently used as an office, bedroom two as a family room, with double patio doors that open to the back deck, and the primary abode with floor to ceiling Ikea shelving makes storage a non-issue! A tastefully updated 4 piece main bath completes the main level. Moving down to the basement, a surprise is around every corner. Here, a 4th bedroom caps off the sleeping quarters. A second 4 piece updated bath with large soaker tub is perfect for guests. A DREAMY, professionally crafted laundry room with a stainless utility sink will make you love laundry day, as it truly is a happy place to be! Just when you think this house is out of offerings on the basement level, enter through the French Doors and find yourself transported into your own personal gym, and when you're not working up a sweat, there's a gas stove to warm you up. On one wall, a drop down screen hangs, and you can enjoy a weekend of movie watching on your projection tv. There is also an abundance of storage in this home, located next to the utility room. Updates to the home include: LVP flooring throughout most of the living areas, except in the bathrooms where there's ceramic tile, mak...

Bedroom 13.33 Ft x 11.25 Ft

4pc Bathroom 9.92 Ft x 5.58 Ft

Laundry room 9.75 Ft x 9.67 Ft

Other 22.17 Ft x 19.83 Ft

Furnace 15.08 Ft x 8.67 Ft

Kitchen 11.08 Ft x 10.67 Ft

Living room 11.08 Ft x 16.00 Ft

Dining room 11.08 Ft x 7.67 Ft

Primary Bedroom 11.92 Ft x 10.50 Ft

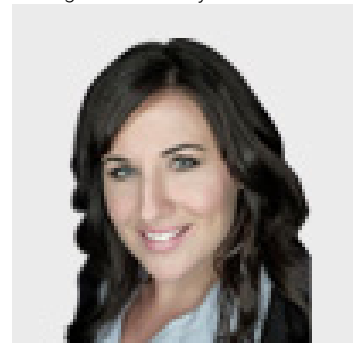
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4pc Bathroom 8.33 Ft x 5.00 Ft

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

Listing Presented By:



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