



# 188 Shetland Garden Fort McMurray Alberta

\$494,900

Welcome to 188 Shetland Garden; a fantastic family home that has been refreshed throughout. Located south of town in Prairie Creek this beautiful home is located close to the Mackenzie Industrial Park and a quick jaunt out to the Fort McMurray International Airport. Outdoor enthusiasts will love this location; Prairie Creek is home to the Clearwater Horse Club and an abundance of trails surrounding the neighborhood. For more fun, the Rotary Links Golf Course is a few minutes up the road, beyond that is Vista Ridge Ski Hill, Golf Course, Hill, and Adventure Park. Stepping inside you will see pride of ownership is evident, the home was freshly repainted on the main level in 2022; there is NO CARPET in this home; the flooring upstairs was all replaced in 2022 and the basement in 2023. The heart of the home is open-concept with a beautiful kitchen that was repainted in 2023 with new countertops; enjoy the beautiful new appliances that were all replaced (excluding microwave) in 2022. The adjoining dining and living room is perfect for entertaining and features a corner gas fireplace. The primary bedroom offers a walk-in closet and 4 piece ensuite. The main level is complete with a full-sized laundry room/mudroom, two more bedrooms, and another 4-piece bathroom. Heading down to the basement you will find a large recreation/family room with a kitchenette/wet bar; there are two more bedrooms and a 3 piece bathroom which has been renovated in the past year. This space is perfect for generational living, live-in nannies, or hosting guests. Other upgrades throughout the home include new trim/moldings throughout and light fixtures replaced in 2022/2023. Keep cool in the summer months with CENTRAL AC. Outside offers a fenced backyard (with double swing gate for quad access, etc.); and a deck with gas line perfect for backyard bbq's. This home is complete with a HEATED double ...

3pc Bathroom 7.50 Ft x 11.92 Ft

Bedroom 16.75 Ft x 9.92 Ft

Bedroom 7.25 Ft x 12.42 Ft

Other 11.25 Ft x 7.58 Ft

Recreational, Games room 22.33 Ft x 12.58 Ft

4pc Bathroom 8.33 Ft x 5.00 Ft

Bedroom 9.42 Ft x 8.92 Ft

Bedroom 8.83 Ft x 8.92 Ft

Kitchen 8.92 Ft x 9.08 Ft

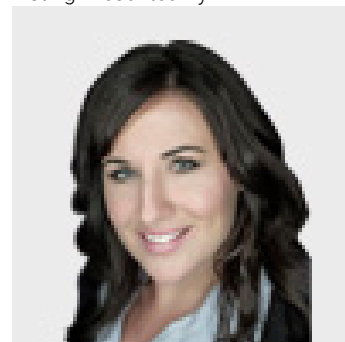
Dining room 8.08 Ft x 8.17 Ft

Laundry room 8.42 Ft x 5.58 Ft

Living room 12.00 Ft x 18.75 Ft

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

Listing Presented By:



Originally Listed by:  
EXP REALTY



**RE/MAX Fort McMurray**

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4pc Bathroom 4.92 Ft x 8.33 Ft

Primary Bedroom 10.75 Ft x 13.00 Ft