



## 201 Tamarack Way Fort McMurray Alberta

\$314,900

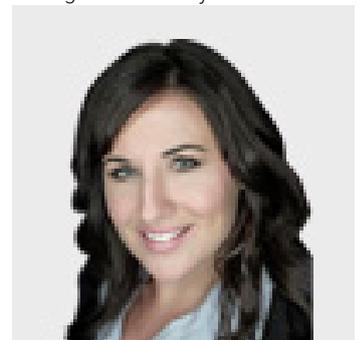
Modern home with great landscaping, RV Parking & NO CONDO FEES! Welcome to this home with +1,286 SQFT of total living space, 3 bedrooms, den/home office, 2 bathrooms and located in the great area of Thickwood, within close proximity to schools, grocery/shopping & transit - and offered UNDER \$330K! As you enter the home, you are welcomed into the foyer with a closet off the entry for tucking away outerwear. You are then invited into the spacious living room equipped with vaulted ceiling & an oversized bay window - brightening the space. Just off the living room, the kitchen has been upgraded with plenty of white shaker-style cabinetry w/silver hardware, dual basin sink in the central island (which offers breakfast bar seating for informal meals), 2 skylights overhead, built-in wine shelving, large pantry, tile backsplash and great SS appliance package including built-in dishwasher, electric cooktop with over the range hood fan, built-in wall oven & microwave and a french door fridge with bottom freezer - elegant and perfect for any home chef. You also have a great dining room with enough space for a large table & patio door leading to the side of the home. Heading down the hall, you have a good-sized den/office with window, great for work or study or to use as another bedroom. 2 additional bedrooms follow, both with good-sized closets and windows. At the end of the hall, the primary bedroom is expansive and finished with carpet flooring offering a large walk-in closet & your own 5pc spa-inspired ensuite bathroom featuring a jacuzzi tub with body jets, dual sink vanity, stand-alone glass shower and private water closet! Nicely finishing off this home you have a shared 4pc bathroom with tub/shower combo and laundry space with stacked washer & dryer, extra storage space and door leading to the side of the home! This home has just received a refresher of paint; all bedr...

4pc Bathroom 7.83 Ft x 5.00 Ft  
5pc Bathroom 7.75 Ft x 9.75 Ft  
Bedroom 6.92 Ft x 10.33 Ft  
Bedroom 9.50 Ft x 9.92 Ft  
Den 5.25 Ft x 7.67 Ft  
Dining room 8.75 Ft x 15.33 Ft

Kitchen 9.92 Ft x 13.58 Ft  
Laundry room 6.08 Ft x 8.50 Ft  
Living room 11.50 Ft x 12.42 Ft  
Primary Bedroom 12.17 Ft x 14.08 Ft  
Other 6.08 Ft x 8.75 Ft

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

Listing Presented By:



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