



# 224 Boisvert Place Fort McMurray Alberta

\$499,900

RENOVATED 6-BEDROOM HOME IN THE POPULAR TIMBERRIDGE(THE B'S), NEXT TO ELEMENTARY SCHOOLS, BIRCHWOOD TRAILS, OUTDOOR RINK AND MORE! This impressive bilevel has seen many updates which include, all new modern exterior doors, flooring, shingles (2015), custom 2-way blinds, fence, hot water tank (2020), new light fixtures, 3 new windows, renovated bathrooms, and more. the spacious 2600+ living space features a large front foyer with direct access to your attached heated garage and a custom built-in coat rack with drawers, and wainscoting on the walls. The foyer leads you to the staircase taking you to a large front living room with a bay window and silhouette 2-way custom blinds. Then a formal dining room which could be an additional living room space. The Bright eat-in kitchen features custom solid hickory cabinetry, tile backsplash, GRANITE countertops, and stainless appliances. The kitchen features garden doors leading to your private fully fenced and landscaped yard with a large rear deck. The Main level continues with 3 great size bedrooms, a renovated 4 pc bathroom with an updated vanity, vinyl plank floors, and a white subway tile surround and soaker tub. The Primary bedroom features a walk-in closet with double doors and a 3 pc ensuite. The Fully developed lower level gives you great additional living space with large above-ground windows. This space begins with your family room and games room with stone faced gas fireplace. 3 bedrooms, another fully renovated bathroom with double sinks tiled stand-up shower shiplap wall, new vanity and light fixtures. This lower level is complete with a TON OF STORAGE room, and a separate laundry room with sink, and built-in drying racks. Other added features of this move-in ready home are water softener, CENTRAL A/C, water filtration system, central vacuum, and an extra wide 6000 sq ft + lot, and extra long driveway with roo...

- 4pc Bathroom 8.67 Ft x 6.17 Ft
- Bedroom 10.33 Ft x 10.67 Ft
- Bedroom 14.17 Ft x 9.83 Ft
- Bedroom 12.42 Ft x 13.00 Ft
- 3pc Bathroom 8.58 Ft x 6.42 Ft

- 4pc Bathroom 5.75 Ft x 7.42 Ft
- Bedroom 10.25 Ft x 10.08 Ft
- Bedroom 10.25 Ft x 9.33 Ft
- Primary Bedroom 14.67 Ft x 11.42 Ft

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

Listing Presented By:



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