



## 79 Powder Drive Fort McMurray Alberta

\$349,000

79 Powder Dr- Your spacious and fully developed half duplex is in the heart of Timberlea, offering 1,726 sq ft of beautifully designed living space. The main level offers an open-concept layout, featuring a large kitchen with granite countertops, a central island, corner pantry, and plenty of cupboard and countertop space. A bright dinette area leads to the back deck, with rear alley access and parking. The oversized living room is filled with natural light, hardwood flooring and a gas fireplace. You'll also enjoy a massive office space On your main level giving you the ability to work from home in a quiet space. Upstairs, discover three oversized bedrooms, a full bathroom, and a primary suite with a walk-in closet and ensuite. The fully developed basement includes a four-piece bathroom, needing just minor finishing touches, and a convenient separate entrance--perfect for added flexibility or potential income opportunities. This home combines comfort, style, and functionality in one of Timberlea's most desirable neighborhoods. Call today for your private viewing!!! (id:6769)

4pc Bathroom .00 Ft x .00 Ft  
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Bedroom 9.42 Ft x 13.00 Ft  
Bedroom 9.00 Ft x 19.42 Ft  
Primary Bedroom 13.00 Ft x 21.92 Ft  
4pc Bathroom .00 Ft x .00 Ft  
Bedroom 12.42 Ft x 9.42 Ft

Den 10.42 Ft x 8.00 Ft  
Recreational, Games room 18.00 Ft x 8.83 Ft  
2pc Bathroom .00 Ft x .00 Ft  
Other 9.00 Ft x 12.42 Ft  
Kitchen 8.50 Ft x 13.42 Ft  
Living room 9.83 Ft x 21.50 Ft  
Office 11.00 Ft x 14.00 Ft

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

**RE/MAX**

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