

169 Fisher Crescent
Fort McMurray, Alberta

MLS # A2257374

\$599,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Modified Bi-Level		
Size:	1,900 sq.ft.	Age:	2006 (19 yrs old)
Beds:	6	Baths:	4
Garage:	Block Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Separate/Exterior Entry, Suite	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-

Features: Chandelier, Closet Organizers, Granite Counters, Jetted Tub, Kitchen Island, Pantry, See Remarks, Separate Entrance, Soaking Tub, Storage, Sump Pump(s), Vinyl Windows, Walk-In Closet(s)

Inclusions: Fridges , stove, dishwasher, OTR Microwave, 1 washer, 1 dryer, window coverings, garage door opener & control , central air conditioner, central vacuum & attachments , garburator, microwave in basement.

CURRENTLY GENERATING \$1950 PM from the BASEMENT which includes a one-bedroom and a two-bedroom, each with SEPARATE ENTRANCE and its own laundry. Excellent mortgage helper or investment opportunity. The UPPER LEVEL offers 3 bedrooms and 2 full bathrooms including an ensuite, plus a ROOM FOR YOUR HOME BUSINESS/OFFICE with SEPARATE ENTRANCE. An ADDITION ON THE BACK provides even more flexibility, perfect for a den, extra bedroom, or business space. This home features a total of 6 BEDROOMS and 4 FULL BATHROOMS. The main level showcases ALL HARDWOOD FLOORING, a spacious kitchen with 9' ceilings, ALL GRANITE countertops, ample cabinetry with pantry, ALL STAINLESS STEEL appliances, and a bright dining nook that opens to the backyard. A cozy family room with gas fireplace sits off the kitchen, while double French doors lead to a formal living room with vaulted ceilings and a second gas fireplace with MARBLE surround. The primary bedroom sits above the garage and features a luxurious 5-PIECE ENSUITE with MARBLE flooring, GRANITE countertops, and a large walk-in closet. Two additional bedrooms and another 4-PIECE full bath complete the upper level. This home also offers DUAL LAUNDRY, an attached garage, and excellent curb appeal. Tucked away on a quiet CUL-DE-SAC and backing onto WALKING TRAILS, the property offers privacy and convenience. Steps from St. Martha's and Christina Gordon Schools, playgrounds, and bus stops. This home truly combines 6 BEDROOMS, 4 FULL BATHS, SPACE, FUNCTIONALITY, REVENUE, and an unbeatable LOCATION in one of Timberlea's most desirable areas. A rare find that fits both families and investors. Don't miss out—book your showing today!