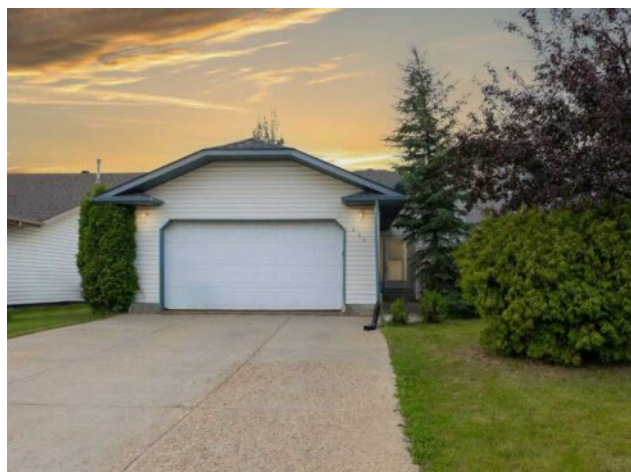


**236 Boisvert Place
Fort McMurray, Alberta**

MLS # A2236884



\$489,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,486 sq.ft.	Age:	1997 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Door Opener, Garage Faces Front		
Lot Size:	0.14 Acre		
Lot Feat:	Front Yard, Landscaped, Lawn, Paved		

Heating:	Forced Air, Natural Gas
Floors:	Laminate, Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Finished, Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	Ceiling Fan(s), Chandelier, Open Floorplan, Storage, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Garage Heater

Welcome to 236 Boisvert Place — a spacious bi-level nestled in one of Fort McMurray’s most family-friendly neighbourhoods, just steps away from desirable elementary schools, bike paths, and the beloved Birchwood Trail system. This well-maintained home beautifully combines comfort, thoughtful updates, and functional spaces your family will love. Step inside and you’re greeted by a bright main level where stylish vinyl plank flooring, updated in 2022, flows seamlessly throughout. The heart of the home is a warm kitchen featuring classic oak cabinets, opening onto a generous dining and living area that’s perfect for family gatherings. Upstairs you’ll find three bedrooms, including a primary retreat complete with a walk-in closet, personal linen closet, and a private 4-piece ensuite. The lower level is designed for entertaining and relaxing alike, with an expansive family and rec room that includes a cozy wet bar — the perfect spot for game nights or hosting friends. There’s also a fourth bedroom and a third full bathroom, plus a spacious laundry and utility room that offers enough square footage to easily develop a fifth bedroom if desired. In 2024, the basement saw fresh paint and brand-new flooring. This home also features PEX plumbing (no poly-b) for added peace of mind, while the furnace is approximately 10-12 years old. The shingles were replaced in 2017, and the insulation was topped up to improve the home’s R-Value in 2024, adding extra comfort and energy efficiency. Outside, enjoy summer evenings on the deck finished with durable duradeck, complete with a gas line ready for your BBQ. The backyard is designed for both enjoyment and practicality, featuring a pergola with a canvas roof, bug screen, and handy storage enclosure underneath. The side fencing was updated just five years ago,

providing privacy and security for your outdoor space. A heated attached garage measuring 22' x 23' means you'll always have a warm place to park — a true luxury during Fort McMurray winters. If you are looking for a perfect family home nestled in a fantastic neighbourhood, this inviting home checks all the boxes. Come see what makes 236 Boisvert Place so special — your new home awaits!