

**181 Boisvert Place  
Fort McMurray, Alberta**

**MLS # A2241393**



# \$599,900

|                  |   |               |                   |
|------------------|---|---------------|-------------------|
| <b>Division:</b> | Timberlea   |               |                   |
| <b>Type:</b>     | Residential/House   |               |                   |
| <b>Style:</b>    | 2 Storey  |               |                   |
| <b>Size:</b>     | 1,814 sq.ft.  | <b>Age:</b>   | 1996 (29 yrs old) |
| <b>Beds:</b>     | 6   | <b>Baths:</b> | 3 full / 1 half   |
| <b>Garage:</b>   | Double Garage Attached  |               |                   |
| <b>Lot Size:</b> | 0.15 Acre   |               |                   |
| <b>Lot Feat:</b> | Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Greenbelt, Lan |               |                   |

|                    |   |                   |    |
|--------------------|---|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas   | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Vinyl Plank   | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed   | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Wood  | <b>Utilities:</b> | -  |

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan

**Inclusions:** refrigerator in basement, garage heater

What a Stunner! This beautiful 5-bedroom, 3.5-bath home offers over 2,600 sq.ft. of well-appointed living space, all set on a rare, spacious 6,500 sq.ft. lot. Upstairs, you'll find 4 generous bedrooms — ideal for growing families — while the main floor impresses with gorgeous finishes, a massive kitchen, formal dining area, and an additional breakfast nook. A stunning three-way gas fireplace seamlessly connects the living room, dining room, and family room, creating a warm and inviting atmosphere throughout the main floor. Step into the expansive sunroom or out onto the wraparound deck, perfect for entertaining or relaxing with peaceful views of the backing greenspace. The outdoor space is a gardener's dream, featuring mature garden beds, apple trees, and cherry trees. A large driveway provides ample parking, including RV space, and the heated double garage offers year-round convenience. The finished basement includes a self-contained one-bedroom nanny or in-law suite with a separate entry through the garage and its own gas fireplace and own laundry making it both comfortable and private. The space can easily be converted back to single-family use if desired. With thoughtful updates, two cozy gas fireplaces (including a three-way fireplace on the main level and another in the basement suite), and unmatched flexibility, this home has it all. Mentionable UPDATES: 2024- Primary- New paint, fixtures along with barn style door, Upper light fixtures/fans in upper bedrooms, Upgraded PEX Plumbing, 2021 New Shingles, 2021-Upgraded Electrical panel, 2023-2025 Upgraded Luxury Vinyl Plank Flooring throughout, 2023- New Central A/C, 2017-New Hot water tank, 2017-New furnace, 2020-New concrete Driveway, New fence 2016 and RECENTLY painted throughout on the upper and main. Don't miss out on this rare

