

**220 Boisvert Place  
Fort McMurray, Alberta**

**MLS # A2275626**



**\$519,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,333 sq.ft.	<b>Age:</b>	1997 (28 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Front Yard, Landscaped, Lawn, Many Trees		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, Jetted Tub, Kitchen Island, See Remarks, Vaulted Ceiling(s), Walk-In Closet(s)		

**Inclusions:** N/A

Welcome to 220 Boisvert Place! This beautifully maintained 4-bedroom bi-level is ideally located within walking distance to schools, shopping, and recreational amenities, including the popular Birchwood Trails. Step inside to a spacious foyer offering direct access to the double attached garage. The main floor features a bright, sun-filled living room where large windows highlight the hardwood flooring. A gas fireplace with elegant woodwork and marble tile surround adds a timeless touch of class. The living room is open into the dining area, which invite you through glass doors to a stunning two-tiered deck... an oasis-like space perfect for entertaining or relaxing with family. The private backyard is adorned by mature trees and shrubs, creating a peaceful outdoor retreat. The kitchen offers oak cabinetry, a large window overlooking the backyard, and a convenient sit-up island with added storage; ideal for the family chef and helpers alike. Also on the main floor is the generously sized primary bedroom, complete with a walk-in closet and a full 4-piece ensuite featuring a jetted tub. Two additional bedrooms with large backyard-facing windows complete the upper level. Downstairs, the impressive family and recreation rooms provide ample space for a home theatre, pool table, and gatherings (even the big ones), all with a second cozy gas fireplace. The lower level also includes a full bathroom, a fourth bedroom with walk-in closet, and a large laundry room with laundry sink and impressive storage options. Numerous updates over the years include shingle replacement, new hot water tank, new back deck and added A/C. This move-in-ready home offers immediate occupancy. Come discover Timberlea and all that Boisvert Place has to offer!