

**120 Blanchett Road
Fort McMurray, Alberta**

MLS # A2276960



\$479,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,177 sq.ft.	Age:	1994 (32 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Soaking Tub, Vinyl Windows		

Inclusions: Window coverings,

Welcome to 120 Blanchett, ideally located in the heart of Timberlea the B’s. Directly across from a park and steps from a bus stop. With extended RV parking and an , 19'10x20 heated garage, this home offers both convenience and functionality. The 1177 sq foot home features a bright living room, a spacious kitchen with adjoining dining area, and access to a large two-tier deck—perfect for entertaining. Three bedrooms are located on this level, including a primary bedroom with ensuite, plus an additional full bathroom. The fully developed basement offers a large family room, a generous fourth bedroom, a third full bathroom, and a dedicated laundry room with ample storage. Major updates include A/C (2019), furnace (2019), hot water tank (2019), shingles and siding (2023), plus brand new flooring recently installed in all bedrooms and throughout the basement. A double driveway, attached heated garage, and extended RV parking complete this move-in-ready home.