

176 Maple Leaf Lane
 Fort McMurray, Alberta

MLS # A2281625

\$574,900



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|-----------|--|--------|-------------------|
| Division: | Timberlea | | |
| Type: | Residential/House | | |
| Style: | Bi-Level | | |
| Size: | 1,508 sq.ft. | Age: | 2007 (19 yrs old) |
| Beds: | 5 | Baths: | 3 |
| Garage: | Concrete Driveway, Double Garage Attached, Heated Garage | | |
| Lot Size: | 0.10 Acre | | |
| Lot Feat: | Back Yard, Landscaped, See Remarks | | |

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|-------------|--|------------|----|
| Heating: | Forced Air, Natural Gas | Water: | - |
| Floors: | Carpet, Hardwood, Tile | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | Concrete | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Kitchen Island, No Smoking Home, Quartz Counters | | |

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, all window coverings, A/C unit, Garage Heater,

Welcome to 176 Maple Leaf Lane, a stunning modified bi-level home located just off Wild Rose Street in a highly desired neighborhood near greenbelt walking trails, schools, and all amenities. This home features a double attached heated garage with epoxy floors, hot/cold water hook up, and an open-concept main floor with vaulted ceilings and hardwood flooring. The beautiful kitchen offers granite countertops, stainless steel appliances, a large island with breakfast bar, corner walk-in pantry, and flows into a spacious dining area and cozy living room with a gas fireplace. Two main floor bedrooms and a full 4-piece bathroom with granite counters complete the main level. Upstairs, the massive primary suite includes a walk-in closet and a luxurious ensuite with granite counters, a corner jetted tub, and separate shower. The fully developed basement features dual stair access, a separate entrance, and an illegal suite with two large bedrooms (one with walk-in closet), a full bathroom, kitchen (added in 2021), and living space. A shared laundry room is accessible from both levels, maintaining privacy if you choose to rent the basement. The fenced and landscaped backyard includes a composite deck (2022) perfect for summer enjoyment. Additional upgrades include a hot water tank (2022), laundry room renovation (2021), newer paint, air conditioning, and central vacuum. Located on a quiet street, this versatile home is move-in ready—book your personal showing today!