

**136 Piven Place  
Fort McMurray, Alberta**

**MLS # A2287233**



## \$399,900

|                  |                       |               |                   |
|------------------|-----------------------|---------------|-------------------|
| <b>Division:</b> | Thickwood             |               |                   |
| <b>Type:</b>     | Residential/House     |               |                   |
| <b>Style:</b>    | Bi-Level              |               |                   |
| <b>Size:</b>     | 1,223 sq.ft.          | <b>Age:</b>   | 1978 (48 yrs old) |
| <b>Beds:</b>     | 5                     | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Parking Pad           |               |                   |
| <b>Lot Size:</b> | 0.14 Acre             |               |                   |
| <b>Lot Feat:</b> | Cul-De-Sac, Few Trees |               |                   |

|                    |                                   |                   |    |
|--------------------|-----------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Laminate                  | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Mixed                             | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Preserved Wood                    | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Built-in Features, Kitchen Island |                   |    |

**Inclusions:** N/A

This spacious five-bedroom residence offers ample room for everyone. Located at 136 Piven Place, on a tranquil cul-de-sac, it is conveniently within walking distance to schools, dog parks, and scenic trails. This bi-level home features a generously sized, bright, and open-concept living area on the main floor, complete with a wood-burning fireplace. There is abundant space for a dining room table and extensive kitchen storage, including numerous built-in cabinets, a substantial island, and additional storage, making it a dream kitchen for any cook. The kitchen also provides access to a large covered deck overlooking a 6,000 + square foot backyard. Throughout the home, you will find fresh paint and new flooring. Down the hall, both the main bathroom and the three-piece en suite have been recently renovated, presenting a bright, fresh, and clean aesthetic. The upper level comprises three large bedrooms, while the basement offers two additional large bedrooms, a spacious recreation room with a gas fireplace. and a two-piece bathroom that is prepared for expansion into a four-piece bathroom.(with framing and supplies already on site. ) This family home is ready for a new family. Is it yours ?