

# \$529,900 - 249 Boisvert Place, Fort McMurray

MLS® #A2213191

**\$529,900**

5 Bedroom, 3.00 Bathroom, 1,482 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 249 Boisvert Place! This modified bi-level home sitting on a 6,185 sq ft lot with 5 bedrooms and 3 bathrooms offer 2500 sq ft of living space, Central Air, DOUBLE ATTACHED GARAGE with RADIANT HEAT and RV PARKING in the backyard. As you walk into the home, you will be welcome on the main floor by hardwood floor throughout, a bright living room with a gas fireplace and mantel, a kitchen featuring plenty of light brown wooden cabinetry, a pantry, an island with breakfast bar and ample counter space with dual basin undermount sink. The dining room has build-in desk and double door for easy access to the large rear deck. Down the hall, you will find a 4-piece bathroom and the primary bedroom featuring double closet and an ensuite with jetted tub. The upper level has two good size bedrooms with hardwood floor. The basement has a large family room with gas fireplace and wet bar, two bedrooms, a laundry room and a 3-piece bathroom. The carpet flooring in the basement is getting professionally cleaned. With no neighbor behind for extra privacy, the fully fenced yard has a swing gate to bring a trailer in, a gazebo and firepit in the patio area and a good size shed with electrical for extra storage. Book your showing today!

Built in 1997

## Essential Information



|                |             |
|----------------|-------------|
| MLS® #         | A2213191    |
| Price          | \$529,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,482       |
| Acres          | 0.14        |
| Year Built     | 1997        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                    |
|-------------|--------------------|
| Address     | 249 Boisvert Place |
| Subdivision | Timberlea          |
| City        | Fort McMurray      |
| County      | Wood Buffalo       |
| Province    | Alberta            |
| Postal Code | T9K 1T2            |

### Amenities

|                |   |
|----------------|---|
| Parking Spaces | 4   |
| Parking        | Double Garage Attached, Driveway, Heated Garage, RV Access/Parking, See Remarks |
| # of Garages   | 2   |

### Interior

|                   |  |
|-------------------|--|
| Interior Features | Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Wet Bar             |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air   |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 2  |
| Fireplaces        | Gas, Mantle  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

**Exterior**

|                   |                                      |
|-------------------|--------------------------------------|
| Exterior Features | Lighting, Private Yard               |
| Lot Description   | Street Lighting, Gazebo, Yard Lights |
| Roof              | Asphalt Shingle                      |
| Construction      | Brick, Vinyl Siding                  |
| Foundation        | Poured Concrete                      |

**Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | April 22nd, 2025 |
| Days on Market | 12               |
| Zoning         | R1               |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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