

199 Alexander Crescent
Fort McMurray, Alberta

MLS # A2151403



\$540,000

Division:	Abasand		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,251 sq.ft.	Age:	2002 (22 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Lawn, Greenbelt, Lan		

Heating:	Forced Air, None	Water:	Public
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding , Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable Connected, Electricity Connected, Natural Gas

Features: Central Vacuum, Closet Organizers, Double Vanity, Granite Counters, Kitchen Island, Pantry, Steam Room, Sump Pump(s), Suspended Ceiling, Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s), Wired for Sound

Inclusions: Fridge x2, Stove X2, Dishwasher, Built in Microwave, Front load washer/dryer, Garage door opener remote, built in speaker system in the living room, Pavilion on back deck

Welcome to your sanctuary in the heart of Abasand. This 5-bedroom, 3-bathroom home is a true oasis. 2 bedrooms up 3 bedrooms down with a (non conforming kitchen suite.) Double attached garage and backing onto open green space. Abasand has the OHV pilot program in place so you can be on the trails in seconds right from your backyard. The main floor features an open concept living room, dining, kitchen with walk in pantry and vaulted ceilings. Master suite has its own ensuite bathroom for added comfort and privacy. Double sink vanity, walk in shower and steam shower, and to top it off you have a huge walk in closet. To finish off the main floor is the 2nd bedroom and main bathroom. Downstairs, the basement offers 3 bedrooms.(Basement bedrooms do not have closets) full kitchen, washroom, laundry room and living room. The double heated garage has a sink and urinal, that way you can keep all the mess in the garage. Driveway can easily park 3 vehicles. The home had all new siding, singles, eavestroughs and attic insulation replaced in 2017. After a long day at work you can retreat to your low maintenance back yard that has a Over sized balcony and firepit area. For all your extra garden tools and equipment you will have ample storage with the over sized shed and covered storage under the deck. This home is in close proximity to two schools, a gas station, strip mall, walking trails, parks, outdoor skating rink and sport courts.