

**108 Chestnut Way  
Fort McMurray, Alberta**

**MLS # A2220783**



**\$509,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,459 sq.ft.	<b>Age:</b>	2010 (15 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Alley Access, Double Garage Detached, Garage Faces Rear, Heated Garage		
<b>Lot Size:</b>	0.08 Acre		
<b>Lot Feat:</b>	Back Yard, Gazebo, Landscaped, Lawn, Paved		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Brick/Mortar	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Chandelier, Closet Organizers, Jetted Tub, Kitchen Island, No Smoking Home, Pantry, Separate Entrance, Vinyl Windows		

**Inclusions:** Shed, some furniture negotiable.

Pride of ownership shines through in this WELL CARED FOR, two story home. Lovingly maintained by its ORIGINAL OWNERS since it was built. There are new window coverings throughout! Featuring 4 SPACIOUS BEDROOMS and 3.5 BATHS, with a second washer and dryer hookup on the main floor, this gem is move in ready for any family! The fully finished basement comes with its own PRIVATE ENTRANCE and is currently rented, with the tenant wishing to stay. Instant income! Out back, you'll find an aggregate concrete backyard complete with a cozy firepit, perfect for relaxing evenings and gatherings. The property also includes a double detached garage and an extra poured concrete parking pad beside the garage. Ideal for multiple vehicles or recreational toys! Conveniently located just steps away from the site bus stop, you can stay warm and comfortable in the freezing winter temperatures. This home is a must see and truly blends comfort, practicality, and charm, making it a standout choice!