

# \$489,900 - 236 Boisvert Place, Fort McMurray

MLS® #A2236884

**\$489,900**

4 Bedroom, 3.00 Bathroom, 1,486 sqft

Residential on 0.14 Acres

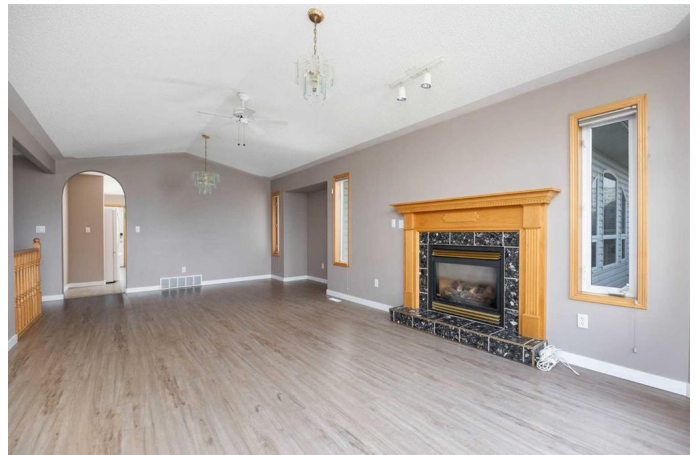
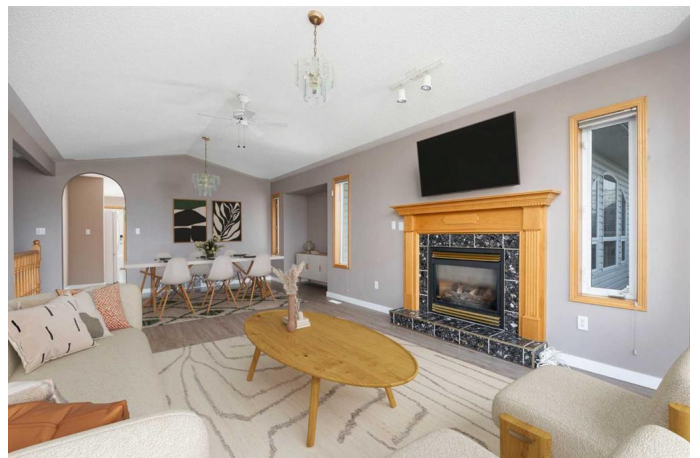
Timberlea, Fort McMurray, Alberta

Welcome to 236 Boisvert Place – a spacious bi-level nestled in one of Fort McMurray’s most family-friendly neighbourhoods, just steps away from desirable elementary schools, bike paths, and the beloved Birchwood Trail system. This well-maintained home beautifully combines comfort, thoughtful updates, and functional spaces your family will love.

Step inside and you’re greeted by a bright main level where stylish vinyl plank flooring, updated in 2022, flows seamlessly throughout. The heart of the home is a warm kitchen featuring classic oak cabinets, opening onto a generous dining and living area that’s perfect for family gatherings. Upstairs you’ll find three bedrooms, including a primary retreat complete with a walk-in closet, personal linen closet, and a private 4-piece ensuite.

The lower level is designed for entertaining and relaxing alike, with an expansive family and rec room that includes a cozy wet bar – the perfect spot for game nights or hosting friends. There’s also a fourth bedroom and a third full bathroom, plus a spacious laundry and utility room that offers enough square footage to easily develop a fifth bedroom if desired. In 2024, the basement saw fresh paint and brand-new flooring.

This home also features PEX plumbing (no poly-b) for added peace of mind, while the



furnace is approximately 10-12 years old. The shingles were replaced in 2017, and the insulation was topped up to improve the home's R-Value in 2024, adding extra comfort and energy efficiency.

Outside, enjoy summer evenings on the deck finished with durable duradeck, complete with a gas line ready for your BBQ. The backyard is designed for both enjoyment and practicality, featuring a pergola with a canvas roof, bug screen, and handy storage enclosure underneath. The side fencing was updated just five years ago, providing privacy and security for your outdoor space. A heated attached garage measuring 22' x 23'8" means you'll always have a warm place to park – a true luxury during Fort McMurray winters.

If you are looking for a perfect family home nestled in a fantastic neighbourhood, this inviting home checks all the boxes. Come see what makes 236 Boisvert Place so special – your new home awaits!

Built in 1997

**Essential Information**

MLS® #	A2236884
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,486
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

## Community Information

Address	236 Boisvert Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1T2

## Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Driveway
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Chandelier, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Storage
Lot Description	Front Yard, Landscaped, Lawn, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	July 7th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	EXP REALTY
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