

# \$519,888 - 220 Boisvert Place, Fort McMurray

MLS® #A2245264

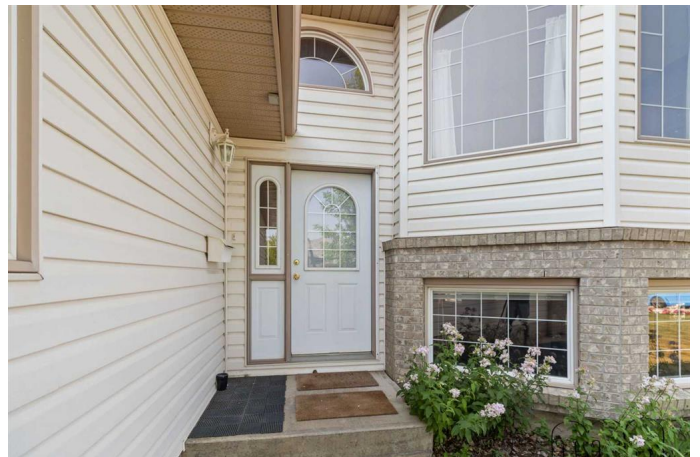
**\$519,888**

4 Bedroom, 3.00 Bathroom, 1,338 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

LOCATED IN THE BEAUTIFUL B'S at 220 Boisvert Place, only a block away from 2 elementary schools. Not only is the home located in one of Fort McMurray's favorite neighbourhoods, Timber Ridge, but it is also in mint and move-in-ready condition. This home shines through top to bottom with pride of ownership and has seen many updates, which include NEW HOT WATER TANK IN 2024, NEW DECK 2005, SHINGLES DONE IN 2017, plus it is ready for immediate occupancy so your kids can start school this September at St Anne's or Timberlea Elementary school. Let's talk about this special home and its standout features. First, you are greeted by a large foyer that leads you to your living areas with over 2400+ living space that includes 2 gas fireplaces, 4 bedrooms, and 3 full bathrooms., central a/c. The upper main level features gleaming hardwood floors in the great room alongside vaulted ceilings large bay window, and gas fireplace with mantle. This level continues with a spacious kitchen with solid oak cabinets, tile floors, eat-up breakfast bar and overlooks your dining room, which features garden doors that lead to your new deck and private and treed yard. The main level continues with your 3 generous-sized bedrooms, primary bedroom featuring a walk-in closet and full ensuite with a jetted tub. The fully developed basement offers a family room in a bright and airy space with large above-ground windows, plus a gas fireplace. In addition, you have a 4th bedroom and a full



bathroom. The 4th bedroom features a walk-in closet. Plus, you have the ever-needed storage space, there is loads in this home and a large laundry room with a sink. The exterior of the home features a great-sized front driveway with room for RV parking, plus you have a fully fenced and landscaped yard, which has vinyl maintenance-free fencing on one side, plus you have loads of trees, making your backyard a private and enjoyable space. This home is ready for a new family who will enjoy this neighbourhood and being close to Birchwood trails, parks, community gardens, outdoor rinks and basketball courts. Call today for your private tour.

Built in 1997

### **Essential Information**

MLS® #	A2245264
Price	\$519,888
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,338
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	220 Boisvert Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1S8

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Insulated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Built-in Features, Ceiling Fan(s), Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	August 5th, 2025
Days on Market	1
Zoning	R1

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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