

# \$519,900 - 144 Violet Street, Fort McMurray

MLS® #A2185096

**\$519,900**

5 Bedroom, 4.00 Bathroom, 1,654 sqft  
Residential on 0.11 Acres

Timberlea, Fort McMurray, Alberta

Modern Two-Story Home with Thoughtful Design

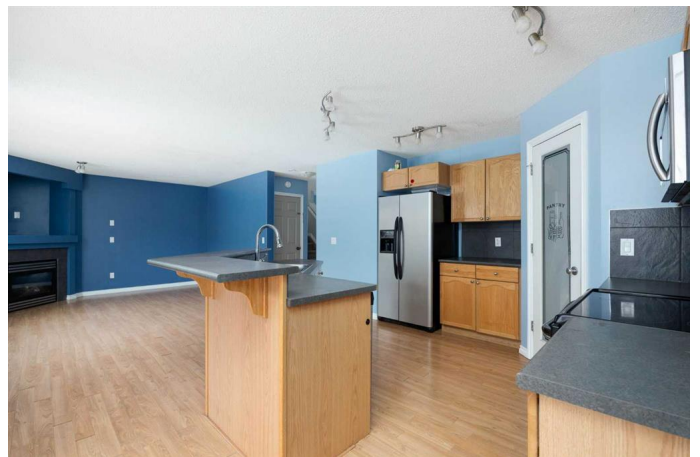
This fully developed two-story home is a perfect blend of style and functionality. The main floor boasts a spacious open-concept kitchen with a large island, sleek countertops, and all appliances included. A cozy dining nook opens directly to the backyard, while the expansive living room features a gas fireplace, creating a warm and inviting space for gatherings or relaxation.

Upstairs, the home continues to impress with a large primary bedroom that offers a private retreat, complete with a full en suite bathroom and a walk-in closet. The two additional bedrooms are thoughtfully connected by a Jack and Jill bathroom, providing accessibility and convenience for families or guests.

Every detail of this home has been designed with comfort and practicality in mind, making it the ideal choice for modern living.

The fully developed basement is a standout feature, converted into a nonconforming suite that includes a kitchenette, two bedrooms, a full bathroom, and a recreational room—perfect for extended family, guests, or additional rental income.

Situated in a highly sought-after neighbourhood, this home is surrounded by



parks, trails, shopping centers, and excellent schools. It's an ideal property for families or anyone looking for a thoughtfully designed home in a prime location. Call for your personal tour. Seller to offer a \$10,000 credit do go towards flooring and paint so you can add your own personal touch!

Built in 2007

### **Essential Information**

MLS® #	A2185096
Price	\$519,900
Bedrooms	5
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,654
Acres	0.11
Year Built	2007
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	144 Violet Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0H5

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Gazebo
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	January 2nd, 2025
Days on Market	92
Zoning	R1

### **Listing Details**

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.