

117 BARBER Drive
Fort McMurray, Alberta

MLS # A2253983



\$575,900

Division:	Timberlea		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,958 sq.ft.	Age:	1999 (26 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Concrete Driveway, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Landscaped, Square Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, High Ceilings, Kitchen Island, Open Floorplan, Pantry, See Remarks, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW BLINDS, GARAGE DOOR REMOTE, CENTRAL A/C (all as is where is)

117 BARBER DRIVE! Timberlea family home located directly across from both Public & Catholic elementary schools; you can watch the kids walk to school from your front porch here for sure! You also have a Triple attached garage with triple wide driveway and large back yard! Inside on the 2nd floor you have 3 beds up including primary bedroom with large ensuite down to the main floor you have laundry/mudroom to the attached triple garage; off the mudroom you go directly to the main floor bath and through to the kitchen that has corner pantry, lots of cupboard space & large island all open concept with vaulted ceiling in the living room looking out to the back deck. Main floor also has large foyer and main floor den/office/ flex room. Basement is 90% developed with a 4th bedroom large family room and roughed in bathroom. This 1.5 Storey has LOCATION LOCATION LOCATION easy to view call today!