

\$349,888 - 101 Saline Creek Way, Fort McMurray

MLS® #A2198288

\$349,888

6 Bedroom, 3.00 Bathroom, 1,153 sqft
Residential on 0.10 Acres

Timberlea, Fort McMurray, Alberta

YOU WILL BE HARD PRESSED TO FIND A BETTER HOME WITH THIS MUCH LIVING SPACE (2231 SQ FT), 5 BEDROOMS PLUS DEN, 3 FULL BATHROOMS, PRISTINE MOVE IN READY CONDITION, LARGE LOT READY FOR A FENCE AND GARAGE ALL UNDER \$350K. Now is your opportunity to own and stop renting and not have to sacrifice space to have money sense and keep an affordable budget. Step inside this open-concept home with a large front great room featuring a large bedroom with a walk-in closet and full ensuite. In addition you have a garden door that leads you to a rear deck to watch the sunrises and sunsets. The lower level offers a privacy door from upper level so you have the ability to divide the upper and lower level if you wanted to have a mortgage helper in the basement. The lower level has an abundance of huge above ground windows, and high ceilings which creates a living area and basement that is bright and airy. This space includes a large family room and a kitchen area with loads of cabinets, This space can be versatile if you don't need a kitchen. The lower level is complete with 2 more bedrooms and a den and a full bathroom. This home is situated on a large corner lot that currently offers lots of rear parking. The yard could be upgraded with a fence, and garage. Worried about the cost to build a fence and garage? Most lenders offer the ability for a purchase plus improvements loan, to build the cost of additions such as a fence or garage



right into your mortgage. This home is also perfectly located in the heart of Timberlea, central to all amenities, and in walking distance to schools, parks and more. A few extra bonuses include updated hot water tank, central vacuum, and immediate possession available. Call today for your personal tour of this turn key move in ready home. note permits are required for fence and garage, RPR and Compliance on file for approval.

Built in 2005

Essential Information

MLS® #	A2198288
Price	\$349,888
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,153
Acres	0.10
Year Built	2005
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	101 Saline Creek Way
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K2V3

Amenities

Parking Spaces	4
Parking	Oversized, Parking Pad, RV Access/Parking, See Remarks

Interior

Interior Features	Closet Organizers, Kitchen Island, Pantry, See Remarks, Separate Entrance, Sump Pump(s), Vaulted Ceiling(s), Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	March 2nd, 2025
Days on Market	12
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED
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