

\$529,900 - 249 Boisvert Place, Fort McMurray

MLS® #A2213191

\$529,900

5 Bedroom, 3.00 Bathroom, 1,482 sqft

Residential on 0.14 Acres

Timberlea, Fort McMurray, Alberta

Welcome to 249 Boisvert Place! This modified bi-level home sitting on a 6,185 sq ft lot with 5 bedrooms and 3 bathrooms offer 2500 sq ft of living space, Central Air, DOUBLE ATTACHED GARAGE with RADIANT HEAT and RV PARKING in the backyard. As you walk into the home, you will be welcome on the main floor by hardwood floor throughout, a bright living room with a gas fireplace and mantel, a kitchen featuring plenty of light brown wooden cabinetry, a pantry, an island with breakfast bar and ample counter space with dual basin undermount sink. The dining room has build-in desk and double door for easy access to the large rear deck. Down the hall, you will find a 4-piece bathroom and the primary bedroom featuring double closet and an ensuite with jetted tub. The upper level has two good size bedrooms with hardwood floor. The basement has a large family room with gas fireplace and wet bar, two bedrooms, a laundry room and a 3-piece bathroom. The carpet flooring in the basement is getting professionally cleaned. With no neighbor behind for extra privacy, the fully fenced yard has a swing gate to bring a trailer in, a gazebo and firepit in the patio area and a good size shed with electrical for extra storage. Book your showing today!

Built in 1997

Essential Information



MLS® #	A2213191
Price	\$529,900
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,482
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	249 Boisvert Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1T2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Driveway, Heated Garage, RV Access/Parking, See Remarks
# of Garages	2

Interior

Interior Features	Breakfast Bar, Ceiling Fan(s), Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Mantle
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting, Private Yard
Lot Description	Street Lighting, Gazebo, Yard Lights
Roof	Asphalt Shingle
Construction	Brick, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	April 22nd, 2025
Days on Market	13
Zoning	R1

Listing Details

Listing Office	KIC Realty
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.