

\$574,900 - 181 Boisvert Place, Fort McMurray

MLS® #A2241393

\$574,900

6 Bedroom, 4.00 Bathroom, 1,814 sqft

Residential on 0.15 Acres

Timberlea, Fort McMurray, Alberta

What a Stunner! This beautiful 5-bedroom, 3.5-bath home offers over 2,600 sq.ft. of well-appointed living space, all set on a rare, spacious 6,500 sq.ft. lot. Upstairs, youâ€™ll find 4 generous bedrooms â€“ ideal for growing families â€“ while the main floor impresses with gorgeous finishes, a massive kitchen, formal dining area, and an additional breakfast nook. A stunning three-way gas fireplace seamlessly connects the living room, dining room, and family room, creating a warm and inviting atmosphere throughout the main floor.

Step into the expansive sunroom or out onto the wraparound deck, perfect for entertaining or relaxing with peaceful views of the backing greenspace. The outdoor space is a gardenerâ€™s dream, featuring mature garden beds, apple trees, and cherry trees. A large driveway provides ample parking, including RV space, and the heated double garage offers year-round convenience. The finished basement includes a self-contained one-bedroom nanny or in-law suite with a separate entry through the garage and its own gas fireplace and own laundry making it both comfortable and private. The space can easily be converted back to single-family use if desired.

With thoughtful updates, two cozy gas fireplaces (including a three-way fireplace on the main level and another in the basement suite), and unmatched flexibility, this home has it all. Mentionable UPDATES: 2024- Primary-



New paint, fixtures along with barn style door,
Upper light fixtures/fans in upper bedrooms,
Upgraded PEX Plumbing, 2021 New Shingles,
2021-Upgraded Electrical panel, 2023-2025
Upgraded Luxury Vinyl Plank Flooring
throughout, 2023- New Central A/C,
2017-New Hot water tank, 2017-New furncace,
2020-New concrete Driveway, New fence
2016 and RECENTLY painted througout on
the upper and main.
Donâ€™t miss out on this rare opportunity

Built in 1996

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2241393 |
| Price | \$574,900 |
| Bedrooms | 6 |
| Bathrooms | 4.00 |
| Full Baths | 3 |
| Half Baths | 1 |
| Square Footage | 1,814 |
| Acres | 0.15 |
| Year Built | 1996 |
| Type | Residential |
| Sub-Type | Detached |
| Style | 2 Storey |
| Status | Active |

Community Information

| | |
|-------------|--------------------|
| Address | 181 Boisvert Place |
| Subdivision | Timberlea |
| City | Fort McMurray |
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9K1S8 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 6 |
| Parking | Double Garage Attached |

of Garages 2

Interior

Interior Features Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Double Vanity, High Ceilings, Kitchen Island, Laminate Counters, Open Floorplan

Appliances Central Air Conditioner, Dishwasher, Dryer, Electric Stove, Microwave, Microwave Hood Fan, Refrigerator, Washer, Washer/Dryer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 2

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

Exterior

Exterior Features Fire Pit, Garden, Private Entrance, Private Yard

Lot Description Back Yard, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Greenbelt, Landscaped, Lawn, Private

Roof Asphalt Shingle

Construction Mixed

Foundation Wood

Additional Information

Date Listed July 18th, 2025

Days on Market 55

Zoning R1

Listing Details

Listing Office People 1st Realty

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