

# \$515,000 - 101 Violet Street, Fort McMurray

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MLS® #A2258621

**\$515,000**

4 Bedroom, 3.00 Bathroom, 1,362 sqft

Residential on 0.13 Acres

Timberlea, Fort McMurray, Alberta

There's nothing small about this home except the price tag! Welcome to 101 Violet Street, a spacious 4-bedroom, 3-bathroom property offering plenty of room for the whole family. The oversized primary suite features a large ensuite bathroom and two closets for ample storage.

The main floor and entryway are designed with family living in mind, while the expansive basement recreation room includes a pool table and provides the perfect space for entertaining or relaxing. Each bathroom is equipped with a bathtub, ideal for families with children.

Additional features include:

Attached heated double garage

Hardwood flooring throughout

Immaculate condition, move-in ready

Kitchen with eat-up breakfast island, direct access to the upper deck, lower platform deck, and backyard

Bonus shed, producing apple tree, and cherry tree

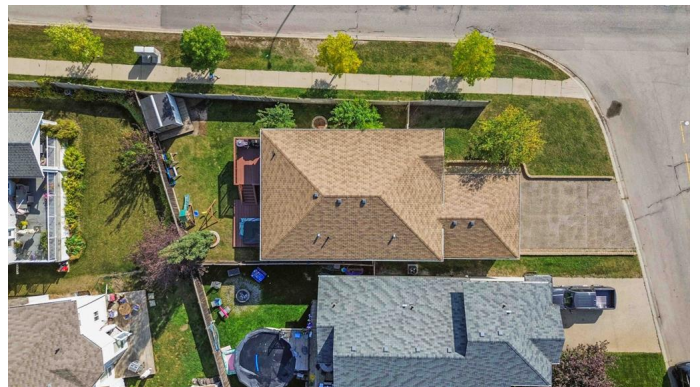
Located just outside Timberlea cresting the desirable Parsons North neighbourhood, this home is close to schools, shopping, parks, and all amenities.

Built in 2007

## Essential Information

MLS® #                   A2258621

Price                     \$515,000



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,362       |
| Acres          | 0.13        |
| Year Built     | 2007        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 101 Violet Street |
| Subdivision | Timberlea         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 0H2           |

### **Amenities**

|                |                        |
|----------------|------------------------|
| Parking Spaces | 5                      |
| Parking        | Double Garage Attached |
| # of Garages   | 2                      |

### **Interior**

|                   |                                                                                                          |
|-------------------|----------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Kitchen Island, Open Floorplan, Pantry                                                    |
| Appliances        | Central Air Conditioner, Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air                                                                                               |
| 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, Front Yard, Fruit Trees/Shrub(s), Garden |

|              |                 |
|--------------|-----------------|
| Roof         | Asphalt Shingle |
| Construction | Mixed           |
| Foundation   | Poured Concrete |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 19th, 2025 |
| Days on Market | 2                    |
| Zoning         | R1                   |

### **Listing Details**

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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