

# \$439,900 - 144 Juniper Street, Fort McMurray

MLS® #A2227220

**\$439,900**

4 Bedroom, 4.00 Bathroom, 1,540 sqft  
Residential on 0.07 Acres

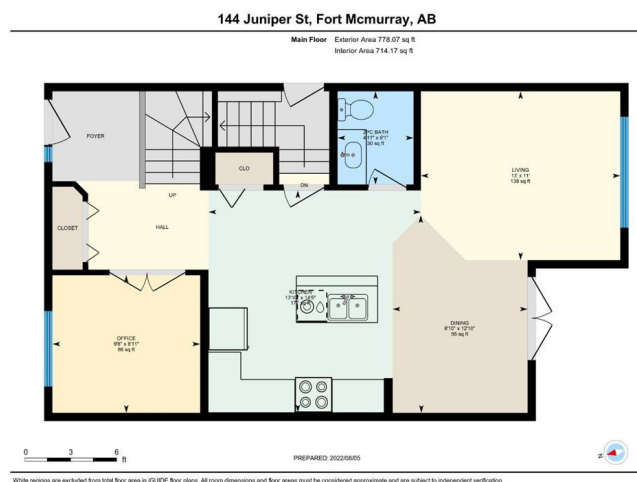
Timberlea, Fort McMurray, Alberta

Are you dreaming of picket fences? 144 Juniper Street also has some of the greenest grass I've seen! Curb appeal galore here! The smartest part is the arbor has a plug attached so you can easily plug your car in the winter. Have you ever thought about running Air B n B? This would be a perfect spot to do that. There is a SEPARATE ENTRANCE to an illegal suite (a Realtor.ca term). The illegal suite was built with permits. With the tiled basement so it is incredibly easy to maintain. The main floor is open concept kitchen, dining & living space with TONS of counter space & storage. The long island has a two tiered breakfast bar. There is a main floor den that could be used as an office space if you are still working from home, or perfect kids play room.

Upstairs the primary bedroom has blackout blinds, walk in closet and 3 pc ensuite. Lots of room in the two bedrooms. The yard is a private oasis. The pergola & blinds provide the privacy. The double car garage has 12 ft ceilings: door is 8 ft tall and wired for 220. It's in immaculate shape. Check out the detailed floor plans: you can see where every sink is in the home. There is also 360 tour & video! Say yes to this address! Inclusions: bedroom furniture, fridge x2, microwave, dishwasher, air conditioner, blinds, sauna

Built in 2011

## Essential Information



MLS® #	A2227220
Price	\$439,900
Bedrooms	4
Bathrooms	4.00
Full Baths	3
Half Baths	1
Square Footage	1,540
Acres	0.07
Year Built	2011
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### **Community Information**

Address	144 Juniper Street
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 0M8

### **Amenities**

Parking Spaces	3
Parking	220 Volt Wiring, Alley Access, Double Garage Detached, Garage Door Opener, Garage Faces Rear, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Kitchen Island, Laminate Counters
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	Private Entrance
-------------------	------------------

Lot Description	Back Lane, Back Yard, Landscaped, Low Maintenance Landscape, Rectangular Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	June 4th, 2025
Days on Market	19
Zoning	R1S

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

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.