

# \$499,900 - 7103 Bulyea Avenue, Fort McMurray

MLS® #A2181748

**\$499,900**

3 Bedroom, 3.00 Bathroom, 1,866 sqft  
Residential on 0.15 Acres

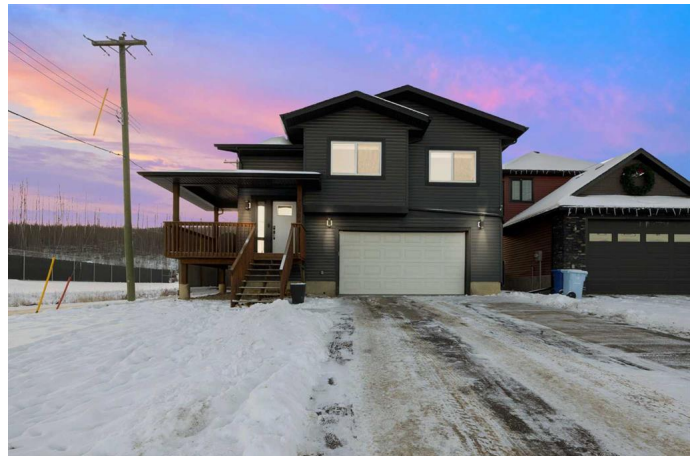
Waterways, Fort McMurray, Alberta

Welcome to 7103 Bulyea Avenue! Don't miss out on the opportunity to own this amazing 3 bedrooms and 3 bathrooms bi-level 1865 sq ft home located on a large 6745 sq ft corner lot in Waterways close to parks and trails with heated double attached garage. As you enter the main foyer and up to the main floor you will find a bright living room with vinyl flooring and an electric fireplace, toward the back is the kitchen with plenty of dark wooden cabinets and the dining room with a back door leading to the large deck overlooking the beautiful fully fenced backyard and surrounding areas. Down the hall you will find a 4-piece bathroom and 3 good size bedrooms, one of which is the primary with a 3-piece ensuite. The lower level has a large family room with vinyl flooring, walk out access to the backyard and a 3-piece bathroom with new washer/dryer. Furnace & hot water tank replaced in 2017, new water softener and new spray in insulation in basement. Extra storage space in the 20x12 shed space. Don't wait and call today to schedule a showing!

Built in 2000

## Essential Information

MLS® #	A2181748
Price	\$499,900
Bedrooms	3
Bathrooms	3.00



Full Baths	3
Square Footage	1,866
Acres	0.15
Year Built	2000
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	7103 Bulyea Avenue
Subdivision	Waterways
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 5J6

### **Amenities**

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Off Street, Driveway, Garage Faces Front
# of Garages	2

### **Interior**

Interior Features	Ceiling Fan(s), Quartz Counters
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Finished, Partial

### **Exterior**

Exterior Features	Lighting, Private Yard
Lot Description	Back Yard, Street Lighting, Corner Lot
Roof	Asphalt Shingle, Shingle, Other
Construction	Aluminum Siding

Foundation            Poured Concrete

### **Additional Information**

Date Listed            December 2nd, 2024

Days on Market        124

Zoning                 R1

### **Listing Details**

Listing Office         KIC Realty

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