

\$489,900 - 236 Boisvert Place, Fort McMurray

MLS® #A2236884

\$489,900

4 Bedroom, 3.00 Bathroom, 1,486 sqft

Residential on 0.14 Acres

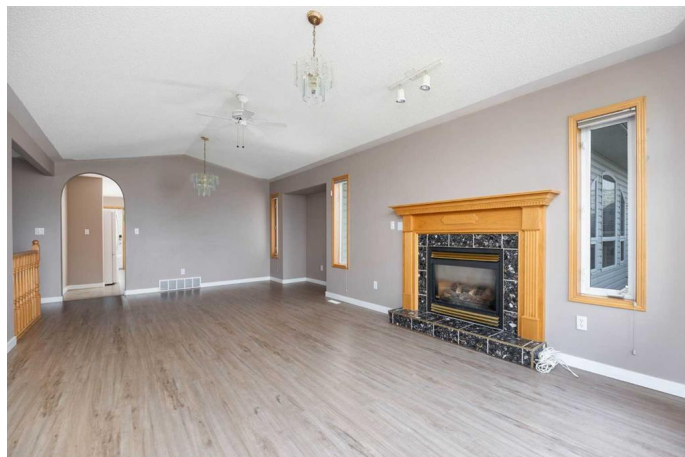
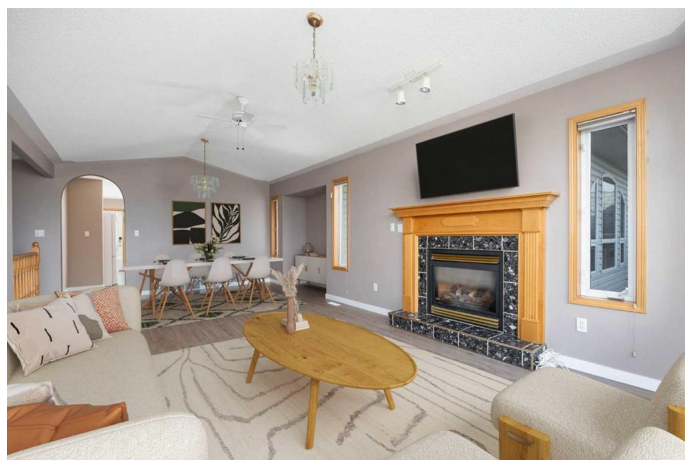
Timberlea, Fort McMurray, Alberta

Welcome to 236 Boisvert Place – a spacious bi-level nestled in one of Fort McMurray’s most family-friendly neighbourhoods, just steps away from desirable elementary schools, bike paths, and the beloved Birchwood Trail system. This well-maintained home beautifully combines comfort, thoughtful updates, and functional spaces your family will love.

Step inside and you’re greeted by a bright main level where stylish vinyl plank flooring, updated in 2022, flows seamlessly throughout. The heart of the home is a warm kitchen featuring classic oak cabinets, opening onto a generous dining and living area that’s perfect for family gatherings. Upstairs you’ll find three bedrooms, including a primary retreat complete with a walk-in closet, personal linen closet, and a private 4-piece ensuite.

The lower level is designed for entertaining and relaxing alike, with an expansive family and rec room that includes a cozy wet bar – the perfect spot for game nights or hosting friends. There’s also a fourth bedroom and a third full bathroom, plus a spacious laundry and utility room that offers enough square footage to easily develop a fifth bedroom if desired. In 2024, the basement saw fresh paint and brand-new flooring.

This home also features PEX plumbing (no poly-b) for added peace of mind, while the



furnace is approximately 10-12 years old. The shingles were replaced in 2017, and the insulation was topped up to improve the home's R-Value in 2024, adding extra comfort and energy efficiency.

Outside, enjoy summer evenings on the deck finished with durable duradeck, complete with a gas line ready for your BBQ. The backyard is designed for both enjoyment and practicality, featuring a pergola with a canvas roof, bug screen, and handy storage enclosure underneath. The side fencing was updated just five years ago, providing privacy and security for your outdoor space. A heated attached garage measuring 22' x 23'8" means you'll always have a warm place to park – a true luxury during Fort McMurray winters.

If you are looking for a perfect family home nestled in a fantastic neighbourhood, this inviting home checks all the boxes. Come see what makes 236 Boisvert Place so special – your new home awaits!

Built in 1997

Essential Information

MLS® #	A2236884
Price	\$489,900
Bedrooms	4
Bathrooms	3.00
Full Baths	3
Square Footage	1,486
Acres	0.14
Year Built	1997
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	236 Boisvert Place
Subdivision	Timberlea
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1T2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Garage Door Opener, Garage Faces Front, Heated Garage, Driveway
# of Garages	2

Interior

Interior Features	Ceiling Fan(s), Chandelier, Open Floorplan, Storage, Walk-In Closet(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Gas, Living Room, Mantle, Recreation Room, Tile
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Front Yard, Landscaped, Lawn, Paved
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 7th, 2025
Days on Market	3
Zoning	R1

Listing Details

Listing Office	EXP REALTY
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