

170 Community Lane
Saprae Creek, Alberta

MLS # A2211352



\$799,000

Division:	Saprae Creek Estates		
Type:	Residential/House		
Style:	1 and Half Storey, Acreage with Residence		
Size:	2,079 sq.ft.	Age:	1993 (32 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Asphalt, Double Garage Attached, Driveway, Heated Garage, Insulated, Parki		
Lot Size:	1.76 Acres		
Lot Feat:	Back Yard, Few Trees, Front Yard, Lawn		

Heating:	Forced Air	Water:	Public
Floors:	Laminate	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	SE
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Walk-In Closet(s)		

Inclusions: garage heater

This is the year you make the move to Saprae Creek Estates! Welcome to 170 Community Lane — a home that captures the true essence of country living with all the modern comforts you've been looking for. Set on a massive 1.76-acre lot, this updated 1.5-storey home offers over 2,000 ft² of living space, surrounded by nature yet just 25 minutes from downtown Fort McMurray. As you drive up, the beautifully landscaped yard, oversized paved driveway, and double attached garage immediately set the tone — there's room for all your vehicles, toys, and hobbies here. Step inside and you're greeted by soaring vaulted ceilings and a wall of floor-to-ceiling windows that flood the main living space with natural light. Cozy up around the fireplace, entertain in the spacious dining area, or step outside to the rear deck — perfect for BBQs, family dinners, or simply soaking in the peaceful surroundings. The kitchen is designed for real life: tons of counter space, storage, and an easy flow that makes cooking and hosting a breeze. Need a quieter spot? The additional family room leads to a charming screened-in porch — ideal for lazy summer evenings without the bugs. A mudroom and convenient 2-piece bathroom round out the practical and welcoming main floor layout. Upstairs, two generous bedrooms, a full bathroom, and a laundry room offer plenty of space for family and guests. The primary suite is a true retreat, complete with a modern 3-piece ensuite that blends style and comfort. Downstairs, you'll find even more space with a large recreation room, a great-sized bedroom with its own 3-piece ensuite, and tons of storage. Whether you need a separate area for guests, older kids, or a home office setup, this home offers flexibility to suit your lifestyle. Major updates have been taken care of for you — windows,

siding, and shingles (2016), plus a new hot water tank (2019). Municipal water and sewer connections add peace of mind, making rural living even easier. Living in Sapræ Creek Estates means space, privacy, and community. You're surrounded by two golf courses, Vista Ridge for skiing and tubing, quad trails, and the Sno-Drifters Trail System. Whether you love outdoor adventures or simply crave the freedom of rural residential living, 170 Community Lane puts it all at your fingertips. Don't miss your opportunity to experience the space, character, and lifestyle that only Sapræ Creek can offer. Book your showing today and start your next chapter here.