



GRASSROOTS
REALTY GROUP

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**176 Fullerton Drive
Fort McMurray, Alberta**

MLS # A2214544



\$264,900

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	934 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Front Yard, Pie Shaped Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Separate Entrance		

Inclusions: Sold as is where is on possession

Unlock the potential at 176 Fullerton Drive, a gem nestled in the heart of Dickinsfield. This property offers a functional layout and tons of possibilities to create the home of your dreams. The main floor features a bright living room filled with natural light and a quaint eat-in kitchen overlooking the backyard. Two spacious bedrooms, including a primary bedroom with a generously sized closet, and a 4-piece bathroom complete this level. The basement, with its separate entrance, presents an incredible opportunity for future accommodations. It includes two generously sized bedrooms, a kitchenette, a 3-piece bathroom, a laundry area, and a large recreation room. Whether you're looking to accommodate extended family or create additional private living space, the flexibility of this space is a standout feature. Outside, the backyard is an inviting canvas for your landscaping dreams, while the property boasts a large garage and a spacious driveway for ample parking. With the right vision and effort, this home is ready for its glow-up. Don't miss out on this chance to create value and make it your own! Call today to book your personal viewing.