



**GRASSROOTS**  
REALTY GROUP

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**176 Fullerton Drive  
Fort McMurray, Alberta**

**MLS # A2214544**



**\$319,900**

<b>Division:</b>	Dickinsfield		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	934 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Driveway		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Pie Shaped Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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.