



GRASSROOTS
REALTY GROUP

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**121 Malcolm Bay
Fort McMurray, Alberta**

MLS # A2222088



\$344,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,437 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Lawn, Level, Pie Shaped Lot		

Heating:	Central	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER

WOW! Welcome to 121 Malcolm Bay, a 1430+sqft home with a 29'x23' DETACHED GARAGE + RV Parking and just steps from the greenspace. This well maintained home offers THREE bedrooms, 2 bathrooms, central air conditioning, new hot water tank, a gas fireplace and a great layout. Outside you will find an oversized driveway, RV parking, huge garage plus a 6300+sqft pie-shaped lot. All of this in a great Timberlea location and priced to sell, book your private tour today!