



**GRASSROOTS**  
REALTY GROUP

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**104 Spruce Street  
Fort McMurray, Alberta**

**MLS # A2222705**



**\$294,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,016 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Single Garage Attached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Cleared, Corner Lot, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco	<b>Zoning:</b>	R2
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER , DRYER, 2 MICROWAVE, ALL BLINDS, BAR FRIDGE

WELCOME TO 104 Spruce ST in Thickwood- LISTED UNDER APPRAISED VALUE!!. This fully developed 4 bedroom - 2 bathroom Bi-Level home offers a unique feel with a large kitchen, separate dining area and bright living room with high ceilings and sky lights. Primary room has easy access to main bathroom. The Mortgage helper potential in the basement is fully developed with large windows offering natural lighting throughout with a kitchenette wrap around counter top area boasting a wet bar and bar fridge, family room, both up/down bathrooms are amazing with customized tile work for you to enjoy. Laundry is located in the common area of the basement. You will love the attached garage ( the only joining wall to neighbor)with back yard access and this property is next to utility right of way on the right hand side and on the back so the privacy of no direct neighbors is a bonus!