



GRASSROOTS
REALTY GROUP

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**164 Cinnamon Street
Fort McMurray, Alberta**

MLS # A2226582



\$399,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,458 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating: Forced Air, Natural Gas

Floors: Vinyl Plank

Roof: Asphalt Shingle

Basement: Full, Unfinished

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: \$ 191

LLD: -

Zoning: R1P

Utilities: -

Inclusions: none

Welcome to 164 Cinnamon Street. This home recently had the flooring redone top to bottom with LVP, freshly painted, and a brand-new furnace! This home offers many features, including a gas fireplace, three bedrooms upstairs, and 2.5 bathrooms it also has newer appliances and newer plumbing fixtures. The main floor has a large living room and a dedicated dining space off of the kitchen. It also has a 2-piece bathroom and access to the double garage. The second level is finished with three bedrooms, a 4-piece bathroom, and a 3-piece ensuite. The basement is unfinished but awaits your ideas to create your perfect space. The lot is 5,554 sqft and has a huge backyard for entertaining! Located close to public transportation and schools, this home is ready for immediate possession!