



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**248 Tundra Drive
Fort McMurray, Alberta**

MLS # A2227607



\$459,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	947 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	2
Garage:	Additional Parking, Alley Access, Driveway, Garage Door Opener, Garage Fa		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Dog Run Fenced In, Front Yard, Gazebo, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Other, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Crown Molding, Open Floorplan, Storage		

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, garage opener (no remotes), TV wall mount in basement, central air conditioner, garden shed, shelving in garage, hot tub with cover and chemicals, gazebo with curtains and lights, gym mirror in basement, gym flooring in basement, BBQ (propane), firepit, fake hedging on back fence, lights on fence for dog run

Over 1,700sqft of total living space! Welcome to this updated and well-maintained bungalow with a show-stopping backyard that's private and perfect for entertaining and relaxing year-round, featuring low-maintenance turf grass, a cozy fire pit, fully fenced dog run, hot tub (included) under a private gazebo with curtains and lights, a large shed, tiered patio spaces with stylish patio stones, and a spacious deck redone in 2021. Located directly across from greenspace and a school, and close to amenities, dog park, and the beautiful Birchwood Trails, this property also offers a single detached garage that is insulated and drywalled with a workbench and shelving, plus room to park 2–3 additional vehicles or a trailer beside it off the back alley. Inside, the main floor offers a bright living room with a feature wall, a dining area, and a kitchen with crown molding and stainless steel appliances, as well as two bedrooms and a full bathroom with tub/shower combo. The primary bedroom features a ceiling fan and crown molding for added comfort. Downstairs you'll find a spacious rec room with a brick-faced gas fireplace, a large third bedroom, another full bathroom with shower & newer vanity, and a laundry room with a sink. Updated central air conditioner is also included! Don't miss out, book your showing today!