



GRASSROOTS
REALTY GROUP

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**12, 240 Laffont Way
Fort McMurray, Alberta**

MLS # A2236082



\$229,900

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,768 sq.ft.	Age:	2005 (20 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	See Remarks		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt
Basement:	None
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Slab
Features:	Kitchen Island, Laminate Counters, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	\$ 567
LLD:	-
Zoning:	R2
Utilities:	-

Inclusions: N/A

Welcome to Winchester Villas! Spacious entry with access to garage and 4th bedroom and full bath. Huge kitchen with loads of cupboards, counter space and corner pantry. Kitchen island with sink and more storage for your dishes. Dinette located off the kitchen with an outside access. Washer and dryer is conveniently located on main level. 2 piece bath off the kitchen. Enjoy the large living space with gas fireplace and access to balcony. Big windows provide plenty of light. Upstairs you will find the primary suite with ensuite bath and a walk in closet. 2 additional bedrooms with another 4 piece bath complete the upper level. Single car garage. A/C is a must! Close to site bus stops and city busses. Walking distance to schools. With some love, you can make this property your own. It's been a revenue property for years and needs some TLC. Call today to view. .