



**GRASSROOTS**  
REALTY GROUP

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**164 Webb Drive**  
**Fort McMurray, Alberta**

**MLS # A2236693**



**\$459,900**

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	3 Level Split		
<b>Size:</b>	963 sq.ft.	<b>Age:</b>	2000 (25 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Parking Pad		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, Few Trees, Front Yard, Garden, Interior Lot, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Mixed, Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	French Door		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, window coverings, garage door opener & remote, garage in-floor heat, air conditioning, garage fan, rain barrel

**CURB APPEAL WOW!** A well kept and super clean home! YES! Welcome home to 164 Webb Drive in the heart of Wood Buffalo. What's that? The smell of fresh paint when you walk in the door! This fully developed 3-level split checks all the boxes for family living without the stress of high maintenance. Step inside to find a cozy living room with big bright windows and plenty of natural light. The kitchen is practical and welcoming with loads of cupboard space (to the ceiling) and a dining area that connects directly to the backyard, so you can keep an eye on kids or pets while prepping dinner. The stainless appliances finish off this space perfectly. Upstairs you'll find three generous bedrooms and a full bathroom. The primary bedroom has good closet space and the other two bedrooms are perfect for kids, guests, or your home office. The finished basement gives you even more room to spread out with a rec room that works great as a playroom, teen hangout or workout zone and bedroom. The carpet is brand new! There's also a three-piece bathroom, laundry, utility area and a fun little kids' art or craft nook tucked away for creative projects. It is the cutest! There is a TON of storage space inside the home. One of the best parts of this property is the backyard. You get a private fully fenced yard with artificial turf so you can forget about mowing all summer. Garden boxes are already built and ready for your veggies or flowers. There's a patio area with room for a solid gazebo so you can relax outside even when it's a bit drizzly. (Gazebo not included) You'll love the convenience of the back alley access to the oversized double detached garage. Plenty of room for two vehicles, your toys, storage and a workbench to tackle all your weekend projects. It has in-floor heat, 24 x 24 with 10 ft ceilings, built in 2015, it is SOLID! Parking will

never be an issue here. In addition to the garage you have front driveway parking for two more vehicles. It's nice to not have a neighbour right beside you. Living here puts you close to everything you need. Walking distance to parks, shopping, transit and all the great trail systems that make Wood Buffalo such a popular family neighbourhood. It's an affordable way to get into a single family home and still have room to grow. If you are a golf addict, FMGC is just down the hill! This is one of the most sought after neighbourhoods in Fort McMurray. Lots of families and walking distance to a water park to enjoy the hot summer days. Check out the detailed floor plans where you can see every sink and shower in the home, plus the full 360 tour and video. If you've been waiting for a backyard that feels like your own private escape with a garage that's more than a place to park, this might be your perfect match. Ready to say yes to this address?