



**GRASSROOTS**  
REALTY GROUP

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17, 264 J.W. Mann Drive  
Fort McMurray, Alberta

MLS # A2237913



**\$324,900**

Division:	Wood Buffalo		
Type:	Residential/Triplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,251 sq.ft.	Age:	2001 (24 yrs old)
Beds:	3	Baths:	3
Garage:	Double Garage Attached, Driveway, Garage Faces Front, Heated Garage		
Lot Size:	57.63 Acres		
Lot Feat:	Back Yard, Front Yard, Interior Lot, Landscaped, Lawn		

**Heating:** Forced Air, Natural Gas, Radiant

**Floors:** Carpet, Vinyl Plank

**Roof:** Asphalt Shingle

**Basement:** Finished, Full

**Exterior:** Brick, See Remarks, Vinyl Siding, Wood Frame

**Foundation:** Poured Concrete

**Features:** Breakfast Bar, Ceiling Fan(s), Central Vacuum, Closet Organizers, Crown Molding, High Ceilings, Kitchen Island, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows

**Inclusions:** Stand up Freezer Negotiable

**Water:** Public

**Sewer:** Public Sewer

**Condo Fee:** \$ 630

**LLD:** -

**Zoning:** R2

**Utilities:** -

Welcome to this beautifully well-kept fully developed bungalow in TRILOGY a desirable gated community. Offering comfort, space & convenience, this meticulously maintained home features a Double Attached Radiant Heated Garage featuring a Wash Sink. there is also Access to the home from the Garage. Inside you will find a Open Concept Main floor that blends Function & Style Boasting Newly Installed L.V.P. Flooring . Spacious Entry way open to a bright & Spacious living Room W/ Gas Fire Place & Boasting a Functional kitchen with a breakfast bar island W/ Sink , Corner Pantry W/ Wooden Shelves, Sunny Dinette area with Garden doors leading to a beautifully manicured back yard & deck area W/ Gas line for BBQ. this Beautiful Bungalow boasts Newly installed L.V.P. throughout main level . The spacious & Primary Bedroom offers a full ensuite & 2 Closets. while the Second Bedroom is Perfect for Guests or a Home Office. there is also a 3 pcs bathroom on Main Level with storage cabinets. Downstairs you will find a third generous sized Bedroom, Large Family room Boasting Wainscotting , a Second Gas Fire Place & pot lighting & Berber Carpet, there is also a Flex room / den . Large Laundry Room with Wash Sink . Large Storage area. Outside you will find a cozy deck with a Gas Line for a BBQ. Beautiful manicured lawn . this Private Gated Community is a hidden Gem , Centrally located to Bussing, Walking Trails , Golf Course & Shopping Amenities . Home comes complete with Appliances, Central Air Conditioner, Central Vacuum, Garage door Opener. Call today for your personal viewing .