



**GRASSROOTS**  
REALTY GROUP

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602, 201 Arabian Drive  
Fort McMurray, Alberta

MLS # A2238678



**\$134,900**

Division:	Prairie Creek		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,060 sq.ft.	Age:	2005 (20 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 510
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Slab	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: N/A

Perfect starter home to transition from renting to paying the mortgage and calling it your own. Conveniently located close to the airport as well as highway 63 making for a quick exit heading south for the weekend. You will not be disappointed with the space this 2 bedroom and 2 bathroom condo has to offer. Spacious eat in kitchen with loads of counter and cupboard space. Access to the deck with patio doors off the kitchen. No more going to the basement to do laundry as it is located on the main floor along with a 2 piece bath. Plenty of sunshine in the living room with big windows. Corner gas burning fireplace for those cooler nights. The master bedroom is quite spacious with 2 closets and plenty of room for a king size bed. Another bedroom and a 4 piece bath complete the upstairs space. Need storage? Got you covered with a single car garage plus heated storage. Access to the backyard from the heated storage. This unit also makes for a great revenue property along with a perfect addition to your portfolio.