



**GRASSROOTS**  
REALTY GROUP

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**153 Cree Place  
Fort McMurray, Alberta**

**MLS # A2239007**



**\$215,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	1999 (26 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Front Drive, Off Street		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	City Lot, Cul-De-Sac		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	RMH
<b>Foundation:</b>	None	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Soaking Tub, Walk-In Closet(s)		

**Inclusions:** "as is, where is"

Tucked Away in Timberlea, 153 Cree Place is located on a quiet cul-de-sac featuring tons of parking and a fenced backyard with a shed for storage. Inside you will find a bright living room with vaulted ceilings which continue on to the eat in kitchen with white cabinets and double skylights. Just off the kitchen is the laundry room/back entrance. The primary bedroom features a large closet and 4 piece en-suite with oval soaker tub. At the front of the house are 2 more bedrooms and a 4 piece bathroom. As an added bonus, this house has no carpet and includes central air! Property sold "as is, where is"