



GRASSROOTS
REALTY GROUP

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**233 Tamarack Way
Fort McMurray, Alberta**

MLS # A2243179



\$166,410

Division:	Thickwood		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,287 sq.ft.	Age:	1984 (41 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Additional Parking, Double Garage Attached, Driveway, Heated Driveway, He		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air
Floors:	Carpet, Linoleum
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RMH
Utilities:	-

Inclusions: N/A

Welcome to this perfectly situated home on a nearly 6,000 square foot lot, where you can enjoy all the benefits of homeownership without any condo fees! As you step inside, you're welcomed by a spacious entryway that offers direct access to the oversized double attached heated garage, providing convenience during those chilly winter months. The heart of this home is the expansive kitchen, featuring an eat-up bar and ample counter and cupboard space, making meal preparation and storage a breeze. The kitchen seamlessly flows into the bright and airy living room, where large windows flood the space with natural light. The open-concept design effortlessly connects the living room, dining room, and kitchen, creating an ideal space for easy entertaining. The home is host to 3 bedrooms and 1.5 bathrooms; the two smaller bedrooms each have direct access to the 2-piece jack and jill bathroom. Step outside to enjoy the generous backyard, complete with a spacious deck, perfect for summer barbecues and outdoor gatherings. The handy storage shed provides ample space for tools and outdoor equipment. The fully fenced lot ensures privacy and security, while the spacious front driveway can accommodate 4-6 vehicles, offering plenty of parking space. Located on a quiet street, yet just moments away from major shopping amenities, restaurants, and schools, this home combines peaceful living with urban convenience. And with just a little love, this home presents an incredible opportunity for your family to grow and thrive—all at an affordable price. Schedule your showing today!