



GRASSROOTS
REALTY GROUP

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**205 Mctavish Crescent
Fort McMurray, Alberta**

MLS # A2244782



\$354,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,495 sq.ft.	Age:	2003 (22 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 160
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH-1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Laminate Counters		

Inclusions: N/A

If you are looking for a move in ready home, then I have found you the perfect modular. The owners have done a ton of work since purchasing this home and it's not hard to see that a pride of ownership existed here for several years. Enter the home through the garage and leave the muddy boots at the door. Fresh paint and newer vinyl plank floors has turned this home into a warm and inviting space. You won't find much out of place here as owners are very meticulous. The vinyl plank flooring throughout brings out the bright kitchen with white cabinets, loads of cupboard and counter space plus a corner pantry. Stainless steel appliances has this home shining like a diamond. Skylight in kitchen along with several windows give this home a bright open feel. There is no carpet which leaves the home with a clean fresh feeling. Primary bedroom has a walk in closet plus a beautiful ensuite bath with a corner jetted jacuzzi and stand up shower. Two bedrooms share a 4 piece bath that is separate from the primary suite giving lots of privacy for everyone. Let's step out back through the back entry way where the laundry is located and leads out to a massive deck and grassy area. Outdoor storage is available at the back of the modular. The yard is the perfect haven for family gatherings. You have to see this beauty to appreciate the hard work these owners have put into this home. It's time for the next chapter and while they are sad to leave, they want someone to love the home as much as they did. Call today as this one won't last.