180 Almond Crescent
Fort McMurray, Alberta

MLS # A2245944

$135,000

Division:	Abasand
Type:	Residential/Four Plex
Style:	2 Storey
Size:	1,183 sq.ft.
Age:	2018 (7 yrs old)
Beds:	3
Baths:	1 full / 1 half
Garage:	Single Garage Attached
Lot Size:	-
Lot Feat:	Back Yard

Heating:	Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Laminate	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	$ 559
Basement:	Finished, Full	**LLD:**	-
Exterior:	Vinyl Siding	**Zoning:**	R3
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Laminate Counters, See Remarks, Vinyl Windows		

Inclusions:	As is where is

2018 BUILT FULLY DEVELOPED TOWNHOME IN ABASAND WITH AN ATTACHED GARAGE. This home is in move in ready condition and offers 3 levels of finished space, that includes 3 bedrooms and 2 bathrooms. The main level offers a great space and a open concept living area. Vinyl plank flooring covers this level from your spacious kitchen with great cabinet and counter top space. This space opens up to the dining nook and living room featuring a gas fireplace. The living room also offers garden doors giving you direct access to your fenced back yard. This main level is complete with a 2 pc power room and direct access to your attached finished garage. The upper level features 3 great sized bedrooms and a full bathroom. The fully finished basement offers loads of storage room plus a a large family room, which could also be used as your 4th bedroom. This home is perfectly located in one of Fort McMurray's favorite neighborhoods which allows you to drive off road vehicles, plus you are next to elementary schools and a shopping plaza and only minutes from the downtown core. Call today for your personal tour.