



GRASSROOTS
REALTY GROUP

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**217 Smallwood Street
Fort McMurray, Alberta**

MLS # A2247515



\$469,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,076 sq.ft.	Age:	2002 (23 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Pie Shaped Lot, Street Lighting, Yard Lights		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Marble	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry		

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer, air conditioner

Welcome to 217 Smallwood Street! This beautiful 5 bedrooms and 3 bathrooms bi-level family home located in Timberlea has a DOUBLE HEATED GARAGE, CENTRAL AIR CONDITIONING and BACKS INTO GREEN SPACE with view of the playground. As you walk in the front door and up to the main floor you will be welcomed into the living room featuring oak hardwood floor and arched window. At the back of the home is a bright kitchen with plenty of oak cabinets with crown molding, corner pantry and custom garden doors leading to a large covered deck with skylights. Down the hall you will find the primary bedroom with carpet flooring and 3-piece ensuite, a second good size bedroom and a 4-piece bathroom. The basement has 3 bedrooms with plush carpet floor, a 3-piece bathroom, and a great family room featuring gas fireplace on thermostat control with gorgeous brick mantel. The well-maintained fully fenced backyard features few trees, a shed, extra storage space under the deck and a gate for easy access to the green space at the back. Don't miss the opportunity to own this amazing family home and book your appointment today!