



GRASSROOTS
REALTY GROUP

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**141 Oâ€™Coffey Crescent
Fort McMurray, Alberta**

MLS # A2252821



\$525,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,338 sq.ft.	Age:	2005 (20 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, See Remarks, Walk-In Closet(s)		
Inclusions:	Blinds, Curtains, and Rods		

Move-In Ready Home – Unpack and Relax! Welcome to YOUR new home! This immaculately kept, move-in ready property offers the perfect blend of comfort, style, and convenience. With fresh paint throughout and meticulous care, there's nothing left to do but move in and make it YOURS. Enjoy an open concept floor plan with 5 bedrooms and 3 bathrooms, a cozy kitchen with stainless steel appliances, and a cozy living area perfect for relaxing or entertaining. Additional features include hardwood floors, a master bedroom with walk-in closet and ensuite. Step outside to a fully fenced backyard with trees for privacy, a deck, and a storage shed. YOUR home is located in a quiet, family-friendly, neighborhood close to schools, parks, and shopping. This home is ready to welcome its new owners. Don't miss out on this opportunity—schedule your private showing and get in before it's GONE!