



**GRASSROOTS**  
REALTY GROUP

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**240 Palomino Close  
Fort McMurray, Alberta**

**MLS # A2255637**



**\$229,900**

<b>Division:</b>	Prairie Creek		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,260 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Asphalt, Interlocking Driveway, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped		

**Heating:** Forced Air

**Floors:** Laminate

**Roof:** Asphalt Shingle

**Basement:** None

**Exterior:** Wood Frame

**Foundation:** Piling(s)

**Features:** Breakfast Bar, Closet Organizers, Laminate Counters, Pantry, Storage, Vaulted Ceiling(s)

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** RMH

**Utilities:** -

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer, two ceiling fans, window coverings, 2 portable AC units

240 Palomino Close-NO CONDO FEES- Your home features 3 bedrooms, 2 baths; located in a quiet area!!! Outside you have double parked driveway, with a fenced yard, and shed for extra storage. On your own lot with no condo fees!!!! Let's go inside where you will find an open concept floor plan. The large living room features lot's of natural lighting with vaulted ceilings and laminate flooring. The kitchen has lot's of countertop and cupboard space, a pantry and a large dinette area with built in cupboards giving extra storage. The oversized Master Bedroom features walk-in closet + full 4 piece ensuite! Your home also features two other bedrooms with a main 4 piece bathroom and a laundry room giving access to the yard and deck area. Your home also has extra insulation and plywood behind the skirting to provide extra protection for your pipes. This home is a must see close to the horse stable, a block from the park and many other amenities. Call today for your private viewing !!!