



GRASSROOTS
REALTY GROUP

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**206 Leigh Crescent
Fort McMurray, Alberta**

MLS # A2257356



\$439,900

Division:	Dickinsfield		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,285 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3
Garage:	Additional Parking, Double Garage Attached, Driveway		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Corner Lot, Few Trees, Landscaped, Rectangular Lot, Street Light		

Heating: Fireplace(s), Forced Air, Natural Gas

Floors: Carpet, Linoleum

Roof: Asphalt Shingle

Basement: Finished, Full

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, Stove, Dishwasher, Gas Dryer, Washer, 2 Garage Door Remotes

Welcome to your next home! Nestled in a great neighborhood, this property offers the perfect blend of comfort and convenience. You'll love being close to walking trails and schools, making it ideal for families. The spacious layout provides plenty of room for kids to play and for entertaining guests, while the big backyard is perfect for summer barbecues and outdoor fun. Inside, the natural wood kitchen cabinets add warmth and character, and the cozy wood-burning fireplace is perfect for relaxing evenings at home. You'll appreciate the oversized double garage for all your parking and storage needs, along with a handy garden shed to keep your tools organized. Don't miss this opportunity to make lasting memories in a home that truly has it all!