



GRASSROOTS
REALTY GROUP

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**13 Saunderson Avenue
Fort McMurray, Alberta**

MLS # A2259389



\$224,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,382 sq.ft.	Age:	1967 (58 yrs old)
Beds:	6	Baths:	3
Garage:	Parking Pad, Single Garage Detached		
Lot Size:	0.17 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn		

Heating:	Standard	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Slab	Utilities:	-
Features:	Bookcases, Closet Organizers, Separate Entrance		

Inclusions: fridge, stove, washer, dryer, air conditioner, window coverings

If this home was on Let Make a Deal here's what you would find behind the three doors. Behind door number 1, you could clean the house up and live in it as it is, Door Number 2. You could do minor renovations such as paint, flooring and perhaps a new Ikea kitchen or door number 3, you could take this home down the studs and re-imagine the floor plan because the space and room is there for it. Welcome to 13 Saunderson. Let's start with the 7400 sq/ft lot, it's huge. There's a single car garage and the yard has multiple mature trees and they're beautiful. Inside you'll find a large living room, formal dining room and large kitchen. There's a cozy faux fireplace tying the three rooms together. Down the hall is a 4pce bath, 3 good size bedrooms plus a massive primary bedroom with a 4pce ensuite. In addition to the already ample closet space there is a huge storage/utility room as well. Down stairs gives you a few more doors to choose from. You have a den and a family room with a bar for your basement, however on the other side of the basement you have a suite with a full kitchen, a 4 pce bath and 2 dens that have bedroom doors. This home is in a well established neighbourhood in the heart of downtown with tree lined streets, close to parks, Superstore/Freshco and the mall, Hospital and elementary schools. Everything you could possibly want are minutes away by foot or by car. This house will not last long so LETS MAKE A DEAL