



GRASSROOTS
REALTY GROUP

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**245 Card Court
Fort McMurray, Alberta**

MLS # A2259505



\$290,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,867 sq.ft.	Age:	1984 (41 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Oversized, Parking Pad, Plug-In		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	-
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	Chandelier, Kitchen Island, Laminate Counters, Primary Downstairs, See Remarks, Soaking Tub		

Inclusions: Fridge, Stove, Microwave, Dishwasher, Washer, Dryer

Great Cul-de-sac location on a Massive 5,793 sq ft lot. This fully renovated home offers more than 1,867 sq ft of living space, 5 bedrooms, and 2 full bathrooms. Updates include new laminate flooring, fresh insulation, new heat tracing, a high-efficiency furnace, and a brand-new roof. Inside, you'll find a formal living room plus a cozy family room with a gas fireplace, giving you plenty of options for gatherings. The master bedroom features its own patio doors leading onto the deck, creating a private retreat. With two sets of patio doors, natural light and access to the outdoors are a highlight throughout. A large addition provides even more functional space, making this home ideal for families or anyone who needs extra room. Extras include a spacious deck, ample storage, generous parking, and a quiet cul-de-sac setting that offers privacy and safety. This turn-key property stands out with its large lot, modern upgrades, and more than 1,867 sq ft of comfortable living space—ready for you to move in and enjoy.