



GRASSROOTS
REALTY GROUP

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**136 Sumac Crescent
Fort McMurray, Alberta**

MLS # A2260316



\$379,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,277 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Floor Furnace	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Pantry, Vinyl Windows		

Inclusions: POOL (POOL WITH OUT THE PUMP AND HEATER)

136 Sumac Crescent -NO CONDO FEES -Welcome to this beautifully maintained 3-bedroom modular home tucked away on a quiet corner lot. From the moment you arrive, you'll notice the massive 40 ft driveway—perfect for extra parking, RVs, or all your toys. And here's the best part: NO condo fees! Open Concept Living: Bright, airy layout with durable vinyl flooring throughout—no carpet. Updated Appliances: All appliances replaced within the last 2 years. Master bedroom has a walk-in closet and ensuite featuring a Jacuzzi tub for ultimate relaxation. Central Air: Stay cool and comfortable in the summer. New Hot Water Tank (2024) OVERSIZED 21' x 22'8" heated garage with 10 ft ceilings The ultimate space for vehicles, storage, or a workshop—perfect for toys and hobbies. The outside of home features Fire pit area for cozy nights, 10' x 12' shed for additional storage, Decorative exterior lighting on the home & garage with customizable color options and Pre-wired for a hot tub. This home checks every box—space, updates, parking, comfort, and a fantastic garage. Whether you're looking for functionality or lifestyle, 136 Sumac Crescent delivers it all.