



GRASSROOTS
REALTY GROUP

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**225 Cardinal Drive
Fort McMurray, Alberta**

MLS # A2260356



\$279,500

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,284 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Attached, Garage Faces Front, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Corner Lot, Front Yard, Landscaped, Street Lighting		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Bar, French Door, Kitchen Island, Open Floorplan, Sauna		

Inclusions: As Is Where Is, as per Schedule A

Welcome to this charming bi-level home perfectly situated on a spacious corner lot with direct access to the Birchwood trails. Inside, you'll find a bright, open-concept main floor anchored by a cozy wood-burning fireplace in the living room. The kitchen offers plenty of space to gather with ample counter space and a large eatup island. The main level also features three generously sized bedrooms, including a primary suite with its own 2-piece ensuite. Downstairs, the fully finished basement has a unique mid-century feel, highlighted by a retro-style wet bar in the spacious living room, another wood-burning fireplace, and Teakwood sauna. A large bedroom, utility/storage area, and a mudroom with ample closet space complete the lower level. Outdoors, enjoy a heated double attached garage, upper and lower decks with a gazebo, gas hookups for your BBQ, an 8x10 shed, and plenty of room for RV parking. Conveniently located across from greenbelt and near schools, shopping, restaurants, and city transit, this property combines character, comfort, and accessibility. Call to book your viewing today!