



**GRASSROOTS**  
REALTY GROUP

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**205 Smallwood Street  
Fort McMurray, Alberta**

**MLS # A2263255**



**\$640,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,316 sq.ft.	<b>Age:</b>	2001 (24 yrs old)
<b>Beds:</b>	6	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Street Lighting		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Ceramic Tile, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Concrete, Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1S

**Utilities:** -

**Inclusions:** N/A

Gorgeous, upgraded and an ensuite you could live in !! This 2+4 bedroom unit is from top to bottom a fantastic home. The main floor is complete with a wonderful foyer, it's open concept and bright and includes a large primary bedroom with walk in closet and fully tiled ensuite with an upgraded shower of your dreams. The kitchen is complete with big island, pantry and access to the deck and backyard. No carpet on the main floor. The basement is complete with 4 bedrooms and full bathroom in addition to rec room and utility room and under the stairs storage. Double attached heated garage, with driveway in front, backing onto green space, Central AC and within walking distance to all amenities