



**GRASSROOTS**  
REALTY GROUP

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**216 Palomino Close**  
**Fort McMurray, Alberta**

**MLS # A2266327**



**\$275,000**

|                  |                                                                          |               |                   |
|------------------|--------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Prairie Creek                                                            |               |                   |
| <b>Type:</b>     | Residential/Manufactured House                                           |               |                   |
| <b>Style:</b>    | Mobile Home-Single Wide                                                  |               |                   |
| <b>Size:</b>     | 1,214 sq.ft.                                                             | <b>Age:</b>   | 2001 (24 yrs old) |
| <b>Beds:</b>     | 3                                                                        | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                                |               |                   |
| <b>Lot Feat:</b> | Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, N |               |                   |

|                    |                                                                             |                   |     |
|--------------------|-----------------------------------------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                                                                  | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Linoleum                                                            | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                                                             | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None                                                                        | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding                                                                | <b>Zoning:</b>    | RMH |
| <b>Foundation:</b> | Block, Combination                                                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters, Open Floorplan, Pantry, Vinyl Windows, Walk-In Closet(s) |                   |     |

**Inclusions:** n/a

Welcome to 216 Palomino, a great opportunity with incredible potential, set on a spacious 7,166 pie-shaped lot with excellent parking, storage options and NO CONDO FEES. Built in 2001 and owned by the same owner since new, this home has been well maintained over the years and offers great value for anyone looking to get into the market, downsize, or invest in a property with room to grow. The large paved driveway provides space for four vehicles, with additional parking behind the fence and an RV gate that leads into the fully fenced yard. The oversized 18x36 detached garage provides even more space for vehicles, recreational toys, or storage and offers 10-foot ceilings making it the perfect future shop. The yard itself is a fantastic size, complete with a fire pit and a gate that opens directly to the green space and trail access &mdash; perfect for quads, snowmobiles, or walks with the dog. Inside, the home features a bright and functional layout with an open-concept living area, eat-in kitchen, and three bedrooms. The kitchen offers stainless steel appliances, including a newer dishwasher (2025), and washer/dryer (2024), along with a pantry and plenty of cabinet space. The primary bedroom includes a walk-in closet and a full ensuite with dual sinks, a walk-in shower with double shower heads, and updated vanity along with fresh paint and carpet in 2024. Additional updates include new interior doors throughout, replaced electrical outlets and a new hot water tank (2024). The home is insulated behind the skirting underneath, anchored, and has heat trace installed for peace of mind. Located in the quiet and beautiful community of Prairie Creek, close to the airport, south side of town and many trails - this is a rare opportunity to own a move in ready detached home at an incredible price.

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