



GRASSROOTS
REALTY GROUP

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305 Ash Way
Fort McMurray, Alberta

MLS # A2267396



\$265,500

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,516 sq.ft.	Age:	2007 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Crawl Space	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, Soaking Tub		

Inclusions: As is, where is

NO CODO FEES! This spacious home offers 1500+ sq ft of living space, 3 bedrooms 2 full bathrooms, on a generously sized lot that is fenced. Situated in the heart of Timberlea in walking distance to schools from K-12, parks, shopping, and more. This is a fantastic opportunity to own at an affordable price. Inside this home, you have an open-concept living area with a large living room featuring a corner gas fireplace and vaulted ceilings. The spacious kitchen features loads of cabinets, an island, and corner pantry. The Primary bedroom features a beautiful full ensuite with a center oversized soaker tub with jets and a standup shower. There are an additional 2 bedrooms, and a full bathroom at the front of the home. The exterior of the home offers great parking and room for RV parking. Why rent when you can own your own personal property. Call today for your personal tour.