



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

176 Bacon Place
Fort McMurray, Alberta

MLS # A2269265



\$499,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,424 sq.ft.	Age:	1996 (29 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Driveway, Heated Garage		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Street Lighting, Yard Lights		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Cork, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Kitchen Island, Pantry, Vaulted Ceiling(s), Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 176 Bacon Place! This charming bi-level family home with 4 bedrooms and 3 bathrooms features CENTRAL AIR, attached DOUBLE HEATED GARAGE with large driveway, NEW ROOF, NEW FURNACE and NEW HOT WATER TANK. As you walk into the home, you will be welcomed into the bright and cozy living room with vaulted ceiling and arched window. At the back of the home is the dining room surrounded by windows that let in plenty of natural light and the kitchen featuring an island with breakfast bar, elegant white cabinetry, pot drawers, corian countertop, corner pantry, dual undermount sink and French door for easy access to the large rear deck with BBQ hook up. Down the hall you will find a 4-piece bathroom, 2 good size bedrooms and the primary with walk-in closet and 3-piece ensuite. The basement has a huge recreational room, an additional bedroom, a 3-piece bathroom, the laundry room and ample storage space. The fully fenced backyard has many trees, an elevated rock garden and a brick walkway leading to the patio with a firepit at it center, perfect for summer entertainment. Don't miss out on this beautiful family home and book your private showing today!