



GRASSROOTS
REALTY GROUP

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

**195 Eymundson Road
Fort McMurray, Alberta**

MLS # A2273907



\$249,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,531 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	3
Garage:	Driveway, Off Street, Paved, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows		

Inclusions: N/A

Location, location! Do you love fixer uppers? Then I found you the perfect home that is just that. With some love and tools, this home can be turned into something spectacular. Live in the upstairs and let the kids and in-laws stay down stairs. Separate entrance to basement with 3 large bedrooms and a 3 piece bath.. If you are not into sharing the space then open it up and have the biggest family/games room that your teenagers will love. They will never want to leave home. The ideas are endless. Looks are deceiving if you can believe this home offers over 1500 sq feet of living space just on the main level. Master bedroom has a 3 piece en-suite bath with 2 additional generous sized bedrooms. Large living room with dining area option or leave as one big room for entertaining. Kitchen has a ton of cupboards and counter space as well as an eat in kitchen/dining area. All you need is the creative juices to flow to turn this investment into an amazing property that you will want to live in after it's all completed. Basement ceiling, flooring and some walls were removed due to broken water line in ensuite bath upstairs which has been repaired.. So much potential that you have to see it to believe it. . Right across the street is green space and walking trails. Watch the kids walk to school as well as walking distance to playgrounds, soccer fields and the dog park. . Located on the bus route and a hop, skip and a jump to shopping and restaurants. Opportunities for this family home that is just waiting for great ideas and some sweat equity is endless.. Call today and get a viewing on this property so you can see the potential and feel the excitement this home has to offer. . Seller will offer Pwf certificate