



**GRASSROOTS**  
REALTY GROUP

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**217 Mitchell Drive  
Fort McMurray, Alberta**

**MLS # A2274398**



**\$329,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,382 sq.ft.	<b>Age:</b>	2003 (23 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Additional Parking, Driveway, Garage Door Opener, Garage Faces Front, Mul		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Corner Lot, Irregular Lot, Other		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 160
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Shingle Siding, Wood Frame	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	Other, Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters		

**Inclusions:** Fridge, stove, OTR microwave, dishwasher, washer and dryer, garage heater (as is), A/C, shed

What a find. This beautifully updated corner lot home has three bedrooms, two full bathrooms, an open concept, stunning outdoor living space and an abundance of parking, along with a 12'x16' heated shed with a garage door. The curb appeal will absolutely please, and with a large deck (redone in 2019), RV parking and two parking pads, you will have no shortage of places to put your toys, all while still enjoying the beautiful days outside. Some of the updates throughout this home include new flooring in the kitchen, living room, and bathrooms (2021), and new carpets in all the bedrooms (2021). In addition, the home has been freshly painted (2021), a new HWT installed, and the shingles and the siding were replaced in 2019. All you have to do is bring your suitcase, as all the hard work has been done for you! Located close to parks, schools, and walking trails, this home will be the perfect fit for you!