



GRASSROOTS
REALTY GROUP

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**36, 100 St. Laurent Way
Fort McMurray, Alberta**

MLS # A2274531



\$209,900

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,170 sq.ft.	Age:	2002 (24 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 398
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Storage		

Inclusions: as is where is

Affordable and well-maintained, this home is an excellent opportunity for first-time buyers or investors looking to start building equity. Offering a functional layout with comfortable living spaces, this property features bright interiors, convenient in-suite laundry, and assigned parking. The lower level is unfinished and ready for your personal touch. Quick possession is available, making it easy to move right in. Don't miss this value-packed home—book your viewing today!