



**GRASSROOTS**  
REALTY GROUP

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**125 Jackpine Way  
Fort McMurray, Alberta**

**MLS # A2275825**



**\$238,000**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Thickwood                      |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Modular Home                   |               |                   |
| <b>Size:</b>     | 1,170 sq.ft.                   | <b>Age:</b>   | 2013 (13 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                     |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                      |               |                   |
| <b>Lot Feat:</b> | See Remarks                    |               |                   |

|                    |                         |                   |     |
|--------------------|-------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air, Natural Gas | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Laminate                | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle         | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | None                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | See Remarks             | <b>Zoning:</b>    | RMH |
| <b>Foundation:</b> | None                    | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters       |                   |     |
| <b>Inclusions:</b> | N/A                     |                   |     |

Beautiful manufactured home features a great layout, laminate flooring throughout, an OPEN CONCEPT floor plan with modern finishings. Inside you will find 3 bedrooms, 2 bathrooms. Nestled in the popular neighborhood of Thickwood, within walking distance to schools, shopping, bus route, trails and more! CALL NOW to view. Sold as is where is without any seller's warranties or representations.