



**GRASSROOTS**  
REALTY GROUP

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**101 Balsam Way  
Fort McMurray, Alberta**

**MLS # A2275852**



**\$300,000**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Modular Home		
<b>Size:</b>	1,530 sq.ft.	<b>Age:</b>	2007 (18 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, Corner Lot		

<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>	Vinyl Siding	<b>Zoning:</b>	RMH-1
<b>Foundation:</b>	See Remarks	<b>Utilities:</b>	-
<b>Features:</b>	Vinyl Windows		

**Inclusions:** as is where is

Welcome to this gorgeous 3-bedroom, 2-bathroom manufactured (modular) home, perfectly situated on a large corner lot with gated backyard access&mdash;ideal for families, toys, trailers, or extra parking. Inside, you&rsquo;ll love the massive kitchen with abundant cabinetry and storage, flowing seamlessly into the open-concept dining and living areas. Large windows flood the space with natural light, creating a bright and welcoming atmosphere that&rsquo;s perfect for everyday living and entertaining alike. A small dedicated office space adds flexibility for remote work or homework zones. The spacious primary bedroom features a walk-in closet and private ensuite, while two additional bedrooms and a full bathroom provide comfortable accommodations for family or guests. Thoughtful storage solutions throughout the home ensure everything has its place. Located in a prime, family-focused neighbourhood, this home is just minutes from schools, parks, and playgrounds&mdash;and best of all, NO CONDO FEES. Property is sold as is where is.