



GRASSROOTS
REALTY GROUP

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**204 Tundra Drive
Fort McMurray, Alberta**

MLS # A2276119



\$270,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	945 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: As is where is at time of possession

Ideally located across from parks and schools and just minutes from shopping, walking trails, and everyday amenities, this well-rounded home checks all the boxes for family living. The main level offers a comfortable living room area and a charming country-style kitchen, creating a welcoming space for daily life and gatherings. With four bedrooms total, there's flexibility for growing families, home offices, or guest rooms. The fully developed basement expands the living space with a large recreation room and a full bathroom, perfect for movie nights, a play area, or entertaining. Outside, enjoy a large, fully fenced backyard — ideal for kids and pets — with the added convenience of back alley access. Whether you're relaxing outdoors or looking for room to play, this yard delivers. A great opportunity in a family-oriented neighborhood close to everything you need. This property is ideal for first time home buyers or investors looking to expand their portfolios. Call for your personal tour