



**6671 Draper Road
Fort McMurray, Alberta**

MLS # A2277575

\$625,000



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|------------------|----------------------------------|---------------|-------------------|
| Division: | Waterways | | |
| Type: | Residential/House | | |
| Style: | Acreage with Residence, Bungalow | | |
| Size: | 1,458 sq.ft. | Age: | 2014 (12 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Double Garage Detached | | |
| Lot Size: | 2.49 Acres | | |
| Lot Feat: | Few Trees | | |

| | | | |
|--------------------|------------------------|-------------------|----|
| Heating: | Floor Furnace, Propane | Water: | - |
| Floors: | See Remarks | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Full | LLD: | - |
| Exterior: | See Remarks | Zoning: | CR |
| Foundation: | See Remarks | Utilities: | - |
| Features: | See Remarks | | |
| Inclusions: | n/a | | |

OPPORTUNITY KNOCKS! 3 Bedroom 2 Bath bungalow with detached GARAGE 20' X 34' DETACHED with, nestled near the clearwater river on a private lot with trees. Located on Draper Rd in the lower townsite close to all amenities. This is a court sale and is sold as is where is without any seller's warranties or representations.