



**GRASSROOTS**  
REALTY GROUP

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**248 Palomino Close  
Fort McMurray, Alberta**

**MLS # A2278105**

**\$199,900**



|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Prairie Creek                  |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Modular Home                   |               |                   |
| <b>Size:</b>     | 1,216 sq.ft.                   | <b>Age:</b>   | 2002 (24 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Off Street                     |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                      |               |                   |
| <b>Lot Feat:</b> | Corner Lot                     |               |                   |

|                    |                            |                   |     |
|--------------------|----------------------------|-------------------|-----|
| <b>Heating:</b>    | Floor Furnace, 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> | Pillar/Post/Pier           | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Open Floorplan             |                   |     |
| <b>Inclusions:</b> | n/a                        |                   |     |

FANTASTIC OPPORTUNITY KNOCKS! No Condo Fees! This bright and spacious home features 3 bedrooms, 2 bathrooms an open concept floor plan all sitting on a corner lot with a small detached shop/shed with overhead door. Nestled close to the Henning Ridge Golf Course, Airport and only minutes to Gregoire Park for your corner grocery store, shops and only minutes to schools, downtown and more. Put your sweat equity to work here and reap the rewards! A great price in an awesome neighborhood! Property is sold as is where is without any sellers warranties or representations. Call Now to view.