



GRASSROOTS
REALTY GROUP

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**109 Ross Street
Fort McMurray, Alberta**

MLS # A2281579



\$298,888

Division:	Thickwood		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	998 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.06 Acre		
Lot Feat:	Back Yard, Lawn, Private		

Heating:	High Efficiency, Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt, Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stucco, Wood Siding	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, No Animal Home, No Smoking Home, See Remarks		

Inclusions: fridge, stove, dishwasher, washer, dryer, water filtration system in kitchen

Affordable Rare Opportunity: Renovated Family Home with RV Parking & Trail Access! NO CONDO FEES, RENOVATIONS AND A LARGE FULLY FENCED AND LANDSCAPED YARD! Great opportunity to own a fantastic home in an awesome location. A stones throw away from the Greenbelt and Birchwood trails, in walking distance to transit and quick access to site bus stops, schools, shopping and more. Lets began on the exterior you have a large yard, with deck, room for RV parking, large 10x14 shed, 3 car parking and more. Inside this Fully developed home you have lots of renovations. The home offers upgraded laminate floors. The main level has a bright front living room that offers view of GREENBELT from the front window. The main level continues with a renovated kitchen featuring solid maple cabinets, updated appliances. Main level also features a 2pc bathroom, a great size eating nook and a front den area. Upstairs you have 3 great sized bedrooms and a 4 pc renovated bathroom. The fully developed basement offers, large family room and a office/den which could easily be a 4th bedroom if needed. There is a loads of storage space in this basement. Other upgrades include updated furnace and HWT tank(2015) , new rear deck in 2018, windows have been upgraded, shingles replaced in 2021, insulation updated to R40, new baffles and soffits in 2021 and the home is ready for HWT on demand.. This home is a pleasure to view and offers a affordable price and is move in ready! Call for your personal tour today!