



GRASSROOTS
REALTY GROUP

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196 Harpe Way
Fort McMurray, Alberta

MLS # A2282274



\$240,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,420 sq.ft.	Age:	2001 (25 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Backs on to Park/Green Space, Landscaped, Low Maintenance Landscape, S		

Heating:	Fireplace(s), Natural Gas	Water:	-
Floors:	Carpet, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Pillar/Post/Pier	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Soaking Tub, Storage		
Inclusions:	N/A		

4 bedroom unit on a fantastic street in Westbourough, complete with lot backing onto green space. Vinyl plank flooring, additional cabinetry in kitchen, gas fireplace and large entrance. Separate laundry area in 2nd entrance, ensuite with jetted soaker tub and large bright windows throughout. Outside is a great yard, mature landscaping and double driveway. Condo fees \$180.00 per month.