



GRASSROOTS
REALTY GROUP

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**234 Pacific Crescent
Fort McMurray, Alberta**

MLS # A2282469



\$379,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,400 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Off Street, Rear Drive		
Lot Size:	0.09 Acre		
Lot Feat:	See Remarks		

Heating: Floor Furnace, Natural Gas

Floors: Carpet, Laminate

Roof: Asphalt Shingle

Basement: Full

Exterior: See Remarks

Foundation: Poured Concrete

Features: See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1S

Utilities: -

Inclusions: fridge, stove, dishwasher, washer/dryer, window blinds

Beautiful 2 storey home awaits you with SEPARATE ENTRANCE to basement! A must to add to your shopping list, this home is affordable and features an open concept floor plan complete with gas fireplace, den, and a 2pc powder room for guests on main floor, lots of windows for natural light. Surrounded with laminate flooring, no carpet on the main level! The upper floor features 3 bedrooms, with 2 full bathrooms. The primary bedroom has its own 4pc ensuite, making this a delight at the end of a long day to relax! The basement awaits your creative ideas perfect for the savvy buyer for those who want to build their own legal suite or create your own design (pending RMWB approval). This home has a back yard with rear alley parking and potential to build your DREAM Garage (pending city approval). The location is special situated across from the park, within walking distance to schools, bus route, shopping and only a hop skip and jump to Stonecreek or Independent Groceries! Close to all amenities, this home is one you don't want to miss! Call now to book your personal tour today! Note: seller purchase home from builder in 2009, home completed in 2008,