



GRASSROOTS
REALTY GROUP

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**180 Webb Drive
Fort McMurray, Alberta**

MLS # A2284300



\$399,900

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,153 sq.ft.	Age:	2000 (26 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Lane		

Heating:	Floor Furnace, Natural Gas
Floors:	Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	See Remarks
Foundation:	Poured Concrete
Features:	See Remarks

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: fridge x 2, stove x 2, 1-portable dishwasher, 1 - built in dishwasher, washer/dryer x 2, garage door opener, central a/c

WOW! This beautiful 5 bedroom, 2.5 bath home has been updated with new vinyl plank flooring upstairs, freshly painted in neutral colors, features an OPEN Concept floor plan with island and lots of cabinets for storage. The spacious living room features french garden doors leading to a covered deck overlooking your large corner fenced yard. The main floor has 3 bedrooms, with the primary bedroom having its own 2pc ensuite. Lots of windows letting in natural light. The basement features laminate flooring gas fireplace, full kitchen, 2 more bedrooms, a full bathroom with jetted tub. Bonus: Central air, Single Attached Garage and more! Nestled in popular neighborhood of Wood Buffalo, close to schools, shopping, bus route, Thickwood Golf and Country Club and so much more! Call now to view.