



**GRASSROOTS**  
REALTY GROUP

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**125 Pintail Place**  
**Fort McMurray, Alberta**

**MLS # A2288243**



**\$1,125,000**

<b>Division:</b>	Eagle Ridge
<b>Type:</b>	Business
<b>Bus. Type:</b>	Rental
<b>Sale/Lease:</b>	For Sale
<b>Bldg. Name:</b>	WELCOME HOME
<b>Bus. Name:</b>	Welcome Home
<b>Size:</b>	3,029 sq.ft.
<b>Zoning:</b>	R1

<b>Heating:</b>	Forced Air, Natural Gas	<b>Addl. Cost:</b>	-
<b>Floors:</b>	-	<b>Based on Year:</b>	-
<b>Roof:</b>	Asphalt	<b>Utilities:</b>	Electricity, Natural Gas, Garbage Collection, High Speed
<b>Exterior:</b>	Other, Shingle Siding	<b>Parking:</b>	-
<b>Water:</b>	Public	<b>Lot Size:</b>	0.26 Acre
<b>Sewer:</b>	Sewer	<b>Lot Feat:</b>	Landscaped, Near Public Transit, Near Shopping Center
<b>Inclusions:</b>	all furniture, all appliances, ask listing agent for list of chattels		

**INVESTOR ALERT!** Build long-term wealth through recurring rental income. This well built beautiful LEGAL Boarding home is ONE OF A KIND! Custom built this home boasts a sleek contemporary design, perfect for the savvy buyer in mind. Sits on one of the largest lots in Eagle Ridge with a 52 foot wide driveway with room for up 9 vehicles, plus 3 more in the triple car attached heated garage. Inside you are greeted with soaring ceilings, gas fireplace, with 4407 SF of total living space, which features: 9 spacious bedrooms, 8 bedrooms having their own ensuite bathrooms and keyless entry system, which can be rented for whatever you desire, currently the existing roomers are , on a month-month basis. There is another bathroom that is for the 9th bedroom on the main floor, which could be used for guests. The soaring ceilings in the living room with an open to above provides lots of living space for your guests. The upper floor has sitting area and laundry near the 4 bedrooms. The main floor features 2 more bedrooms and the basement has 3 more bedrooms along with TWO Separate entrances WALKOUT/WALK UP. A high-end mechanical system. You will LOVE the gorgeous and spacious TWO kitchens with quartz countertops, that service all the guests. Off the main floor kitchen is a custom balcony deck that is tiled, and overlooks your backyard. The basement LEGAL suite features laundry, and a walkout patio for your guests to BBQ in summer! This home is one that is not to be missed! If you are looking for a income stream that offers passive income, you can assume the onsite manager to manage the property. If you are a large family, come enjoy the enormous amount of space and make this special home yours! So many things to LOVE including the 3 balcony decks/porches, central air conditioning, security system, situated in a quiet

neighborhood. Only 1 minute to bus route, and a quick route to highway 63, this is one property that ticks all the buttons! Looking to make a group home or daycare? The city has discretionary zoning (pending city approval), this property offers true flexibility to grow. Call Now!