



**GRASSROOTS**  
REALTY GROUP

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271 Cree Road  
Fort McMurray, Alberta

MLS # A2297645



**\$279,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Single Wide		
<b>Size:</b>	1,220 sq.ft.	<b>Age:</b>	1999 (27 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Stall		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** Refrigerator x2, Built-in Range, Stove Top, Dishwasher, OTR Microwave, Washer, Dryer

Welcome to 271 Cree Road! This charming 3-bedroom home is truly move-in ready with the extensive renovations that have been recently made. Recent upgrades include: BRAND NEW Furnace and Central Air; Shingles, Plumbing and Heat Trace, Fascia and Eaves, Sky Light, Light Fixtures (Interior and Exterior), Tile Back Splash, Epoxy Countertops, and Custom Blinds. In addition to all that, there is also new laminate wood flooring, baseboards, and fresh paint (interior and exterior). No expense was spared in the renovation of this home, with total costs in excess of \$40,000. You can rest assured that this home will provide your family with peace of mind for years to come. This one will not last long, book your private showing today!