



GRASSROOTS
REALTY GROUP

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**201 Tamarack Way
Fort McMurray, Alberta**

MLS # A2110460



\$314,900

Division:	Thickwood		
Type:	Residential/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,286 sq.ft.	Age:	2015 (9 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, On Street, Oversized, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Low Maintenance Landscape, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Other, Shingle Siding, Wood Frame	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-

Features: Breakfast Bar, Built-in Features, Chandelier, Double Vanity, Jetted Tub, Kitchen Island, Open Floorplan, Pantry, See Remarks, Skylight(s), Soaking Tub, Storage, Vaulted Ceiling(s), Walk-In Closet(s)

Inclusions: fridge, stove, over, dishwasher, washer, dryer

Modern home with great landscaping, RV Parking & NO CONDO FEES! Welcome to this home with +1,286 SQFT of total living space, 3 bedrooms, den/home office, 2 bathrooms and located in the great area of Thickwood, within close proximity to schools, grocery/shopping & transit - and offered UNDER \$330K! As you enter the home, you are welcomed into the foyer with a closet off the entry for tucking away outerwear. You are then invited into the spacious living room equipped with vaulted ceiling & an oversized bay window - brightening the space. Just off the living room, the kitchen has been upgraded with plenty of white shaker-style cabinetry w/silver hardware, dual basin sink in the central island (which offers breakfast bar seating for informal meals), 2 skylights overhead, built-in wine shelving, large pantry, tile backsplash and great SS appliance package including built-in dishwasher, electric cooktop with over the range hood fan, built-in wall oven & microwave and a french door fridge with bottom freezer - elegant and perfect for any home chef. You also have a great dining room with enough space for a large table & patio door leading to the side of the home. Heading down the hall, you have a good-sized den/office with window, great for work or study or to use as another bedroom. 2 additional bedrooms follow, both with good-sized closets and windows. At the end of the hall, the primary bedroom is expansive and finished with carpet flooring offering a large walk-in closet & your own 5pc spa-inspired ensuite bathroom featuring a jacuzzi tub with body jets, dual sink vanity, stand-alone glass shower and private water closet! Nicely finishing off this home you have a shared 4pc bathroom with tub/shower combo and laundry space with stacked washer & dryer, extra storage space and door leading to the side of the home! This home has just received a refresher of paint; all

bedrooms & bathrooms plus all doors & trim have been freshly painted! The exterior of this home offers a rear concrete patio, shed for additional storage, stone walkway to the front of the home, and is complete with an oversized paved driveway, providing tons of space for parking (even an RV)! Located in the great area of Thickwood with close access to Birchwood Trails, tennis courts, playgrounds, daycare, shopping and schools, this is a RARE find!! Visit the virtual tour and book your private showing today!!