



GRASSROOTS
REALTY GROUP

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100 Ash Way
Fort McMurray, Alberta

MLS # A2111863



\$294,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,520 sq.ft.	Age:	2006 (18 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Parking Pad		
Lot Size:	0.12 Acre		
Lot Feat:	Corner Lot		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	See Remarks	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Kitchen Island		

Inclusions: fridge, stove, dishwasher, OTR Microwave, front loading washer/dryer, all window blinds,

WOW! COME CHECK THIS BABY OUT! Beautiful SPACIOUS manufactured home sits on a big corner fenced lot. Situated in the heart of Timberlea. Nestled near schools, bus route and shopping, parks and all amenities. This home is PRICED TO SELL so bring your cheque book and move right in! This gorgeous floor plan is OPEN Concept with vaulted ceilings, features laminate flooring, a gas fireplace, for the chef in the family you will FALL IN LOVE with this beautiful kitchen, lots of WHITE cabinets, eat up kitchen island, double skylights, built in hutch with more cabinets, and updated Stainless Steel appliances (fridge (about a month old), dishwasher and OTR Microwave are newer and have also been replace). Off the dining you have french garden doors leading to you big deck and fenced yard to watch your kids play. The primary bedroom is so pretty and SPACIOUS with its own ensuite. Here is a cool option that makes the 3rd bedroom located at the front of the home is so versatile, it has a wet bar, in addition to being used as a 3rd bedroom, you could use it as flex room for Movie Night, an office if you work from home or a room to rent out for some extra mortgage help, for your nanny or extended family. Outside is a big deck overlooking your fenced yard. Lots of parking out front and NO CONDO FEES! SO MANY THINGS TO LOVE ABOUT THIS HOME, Call now to view to make this your home today before it's gone!