



GRASSROOTS
REALTY GROUP

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**7415 Railway Avenue
Fort McMurray, Alberta**

MLS # A2115581



\$399,000

Division:	Waterways		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,540 sq.ft.	Age:	2016 (8 yrs old)
Beds:	4	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped, Street Lighting, Rectangular Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Concrete, Mixed, Vinyl Siding, Wood Frame	Zoning:	R1M
Foundation:	Slab	Utilities:	-
Features:	Closet Organizers, High Ceilings, No Animal Home, No Smoking Home, Open Floorplan, Pantry, Storage		

Inclusions: N/A

Sky high ceilings make for a beautiful, bright and spacious feel as you first enter this unique rear a-frame design. The layout on the main floor offers two huge living rooms with modern grey vinyl plank throughout. The kitchen offers lots of storage with a large pantry and is complete with an eat up bar in addition to a separte dingin area. On the back side of the home there is a bedrrom adjacent to a full bathroom. Upstairs you will find a 4 piece bathrrom and three great sized bedrooms. This peaceful location is a great location to raise your family with an an outdoor arena just down the street and the popular Howard Pew Spray park and playground less than one block away. Come and experience life in peaceful and quiet Waterways, away from the hustle and bustle of city life.