



GRASSROOTS
REALTY GROUP

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**381 Cree Road
Fort McMurray, Alberta**

MLS # A2119693



\$269,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Single Wide Mobile Home		
Size:	1,202 sq.ft.	Age:	1999 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Driveway, Off Street, RV Access/Parking		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Mixed, Vinyl Siding, Wood Frame	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Walk-In Closet(s)		

Inclusions: Fridge, Microwave, Dishwasher, Stove, washer/dryer

****SELLER IS OFFERING \$2,000 PAINT CREDIT AT CLOSING**** Welcome to 381 Cree Road located in Timberlea with NOCONDO FEES! This ready to move in 3 bedrooms and 2 bathrooms home is bolstered with new vinyl throughout, new appliances, new sink and faucet and new countertops in the kitchen. The large open concept bright living space has a fire place for cozy nights and flows seamlessly into the kitchen with an island at it center. Down the hall is a laundry/utility room that is equipped with side-by-side washer/dryer. At the back of the house is the primary bedroom with a 4 pieces ensuite and walk-in-closet. On the other side of the home are two good-sized bedrooms and another 4-piece bath with a tub/shower combo. On the side of the home is a large wooden deck that overlooks the fully fenced yard perfect for entertaining in the warmer months. Located at the back of the house is a shed for extra storage space. Large driveway with space for RV parking. Roof is 10 years old. Call today to book your showing!