



GRASSROOTS
REALTY GROUP

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24 Ells Crescent Fort McMurray, Alberta

MLS # A2122265



\$449,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,135 sq.ft.	Age:	1967 (57 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Front Yard, Lawn, Greenbelt, No Neighbours Behind, Landscaped, Level		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Basement washer & dryer, basement fridge, all existing window coverings, garage door opener with two remotes, central A/C, shed, kitchen TV

Welcome to downtown living at its finest! This meticulously maintained 5-bedroom, 2 1/2 bathroom bungalow exudes pride of ownership. Nestled on a quiet street where neighbors become friends, this home offers a sense of community like no other. As you pull up to this home, you'll be impressed by the fully updated exterior with NEW SHINGLES, SIDING, and WINDOWS completed in 2010. Step inside to discover a fully RENOVATED KITCHEN, completed in 2013, featuring new cupboards, countertops, stainless steel appliances, and an island perfect for meal prep. The spacious family room invites you in with floor-to-ceiling windows overlooking the backyard and a cozy wood-burning fireplace, enjoyed year-round by the current owners. The main floor hosts 3 bedrooms, including the primary bedroom with a convenient 2-piece ensuite, along with another full bathroom with laundry. Downstairs, the BASEMENT WITH A SEPARATE ENTRANCE offers potential for extra rental income, featuring 2 bedrooms, a full bathroom, separate laundry, and a KITCHENETTE. Storage is abundant throughout the home, with closets and extra cabinets galore. Outside, an OVERSIZED DOUBLE DETACHED GARAGE WITH IN FLOOR HEAT (built in 2012), EPOXY FLOORS and a NEW CONCRETE DRIVEWAY provide ample parking, including RV parking. The fenced yard backs onto a private field, offering a serene retreat for the whole family to enjoy. Completing the package, a large shed has been constructed to store all your extras, keeping your garage clutter-free. With renovations from top to bottom, this home is move-in ready, offering you a space to relax, entertain, and create lasting memories. Don't miss out on this exceptional opportunity! UPDATES: Windows, Siding, Shingles 2010, Water Tank 2020, Air Conditioner 2011, Garage and driveway

2012, New Back Deck, Custom Blinds 2021, Bathrooms Renovated 2022