



GRASSROOTS
REALTY GROUP

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**148 Rock Bay
Fort McMurray, Alberta**

MLS # A2179397



\$199,900

Division:	Thickwood		
Type:	Residential/Five Plus		
Style:	3 Level Split		
Size:	920 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl Plank	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Crawl Space, Finished, Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Smoking Home, Open Floorplan		

Inclusions: Fridge, Stove, dishwasher, OTR Microwave, washer, dryer,

Located in the heart of Thickwood and just steps from Shopping and the Birchwood trails is this beautiful 3 level split townhouse. Everything has been done for you with newer siding/windows on the upper levels, shingles, newer bathroom fixtures through out, newer custom kitchen with stainless appliances and upgraded flooring through out, hot water tank is about 3 years old. The main floor is open concept with the kitchen and living room, upstairs is a large primary bedroom with a large patio overlooking the greenbelt, the lower level features 2 bedrooms, a 2 piece bath and the laundry. Just steps away from the birchwood trails Sobeys and Kicking Horse.