



**GRASSROOTS**  
REALTY GROUP

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**158 Erindale Road  
Fort McMurray, Alberta**

**MLS # A2204754**



**\$260,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	967 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters		

**Inclusions:** AS IS WHERE IS

WHAT AN AMAZING OPPURTUNITY TO OWN A SINGLE FAMILY HOME AT AN INCREDIABLE PRICE, WITH A LARGE OVERSIZED FULLY FENCED AND LANDSCAPED YARD and OVER 1800 SQ FT OF LIVING SPACE. . Welcome to 158 Erindale Road - an affordable bi-level home in the desirable neighbourhood of Thickwood, that will need some love on the interior to make it your own, the outside shows that the the expensive upgrades have been completed in recent years with updated vinyl siding, windows, shingles giving this home beautiful curb appeal. This home features 4 bedrooms, 2 bathrooms, and a massive fully fenced backyard coming in just under 5000 sq ft. With a little sweat equity on the interior of this home this is a great opportunity to get instant equity in your home. as your lender can offer a a purchase plus improvements loan, so you have the funds to make this home exactly how you want it and make it your own, updating flooring, and paint and even a kitchen or bathroom reno if wanted. This home also offers a prime location in walk distance to all school levels K-12 and near Centerfire Place, Birchwood trail system, parks, shopping, city/site bus routes + more! Don't miss out on this opportunity to own a single family home at an affordable price - call today to schedule your personal tour and to get more details on this excellent opportunity.