



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**173 Oaks Crescent
Fort McMurray, Alberta**

MLS # A2292937



\$369,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	994 sq.ft.	Age:	1981 (45 yrs old)
Beds:	6	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Ceiling Fan(s), Laminate Counters, Vinyl Windows		

Inclusions: Refrigerator, Stove, Dishwasher, Microwave, Hoodrange, Detached Shed, Washer, Dryer

Welcome to 173 Oaks Crescent - a fully developed bilevel located in a family friendly neighbourhood close to the Birchwood Trails in the heart of Dickinsfield! With no neighbours behind, the spacious yard is fully landscaped and fenced, and the paved driveway has RV Parking capabilities! Pet free, no carpet home! The living room features a large window to draw in the natural light while the kitchen offers tons of cabinetry space with room to add in an island! Updates to this 6 bedroom, 2 bathroom home include: new roof, new hot water tank, upgraded laminate flooring in 3 bedrooms, new front and back door! Within walking distance to schools, parks, restaurants, dog park, Birchwood trails and much more! Call to book your viewing today!