



GRASSROOTS
REALTY GROUP

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13 Mcleod Street
Fort McMurray, Alberta

MLS # A2304442



\$439,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,220 sq.ft.	Age:	1973 (53 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	See Remarks		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	FRA1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge x 2, stove x 1, dishwasher x 1, washer/dryer, all window coverings, furniture is not included but negotiable

FANTASTIC DOWNTOWN PROPERTY! This beautifully updated bungalow is PERFECT for the savvy buyer. The spacious foyer greets you with fresh paint, new laminate flooring throughout the upper floor and vinyl plank flooring in the basement. There are 3 good size bedrooms, a full bathroom with the primary bedroom having its own 2pc ensuite. The spacious country kitchen has lots of cabinets and a coffee bar for all your gadgets! The basement is fully developed with a full kitchen, bedroom, flex room, and family room and a 3pc ensuite with custom shower, and laundry. For those boys with toys, not only do you have lots of parking and great size yard for the pets and kids and to hang out for a BBQ, enjoy the 26' x 24'7" detached heated garage! Nestled within walking distance to all downtown amenities, bus route, schools and shopping, you will be glad to make this place your home. So many things to love, just bring your check book and move right in! Bonus Shingles, driveway furnace, hot water tank and downstairs window replaced in 2020, main floor windows were done in 2014.