



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

**150 Wylie Place**  
**Fort McMurray, Alberta**

**MLS # A2305706**



**\$374,900**

|                  |                                   |               |                   |
|------------------|-----------------------------------|---------------|-------------------|
| <b>Division:</b> | Thickwood                         |               |                   |
| <b>Type:</b>     | Residential/House                 |               |                   |
| <b>Style:</b>    | 4 Level Split                     |               |                   |
| <b>Size:</b>     | 1,589 sq.ft.                      | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 3                                 | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Single Garage Attached            |               |                   |
| <b>Lot Size:</b> | 0.08 Acre                         |               |                   |
| <b>Lot Feat:</b> | Back Yard, Cul-De-Sac, Front Yard |               |                   |

|                    |                                          |                   |     |
|--------------------|------------------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                               | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Hardwood, Laminate, Linoleum             | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt                                  | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Other                                    | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Vinyl Siding, Wood Frame                 | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | Poured Concrete                          | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Granite Counters, Storage, Vinyl Windows |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/a |
|--------------------|-----|

Move in ready with a quick possession. This home shows beautifully! You are going to love this cute little 4 level split nestled away in a cul de sac in Thickwood. You will feel welcome once you enter into a spacious front entry. Stained cherrywood cupboards and granite counter tops along with stainless appliances will have you excited about this kitchen. In addition, enjoy beautiful new luxury vinyl plank floors in the kitchen with a new back door, complete with storm door. In a hurry, no problem, eat in kitchen for those quick meals. New granite sink in the already renovated main bath.. Convenient side entrance off the kitchen to a deck where you can hang out with the kids as well as set up the bbq. Living room and dining are combined with gleaming hard wood floors. Primary and 2nd bedroom are on the upper floor with the renovated 4 piece bath. New granite counter in main bathroom. Primary has a walk in closet. Third level has a huge rec room with another bedroom and yet another renovated bathroom, rec room also has a pellet stove for those cool winter days. Yes, there is still more with another level that your family will love as a games room. Even has a wet bar and room to store all your be vies. This is the perfect family home for the growing family. Newer vinyl windows as well as furnace and hot water tank. Fenced in back yard is great for the kids with plenty of room for a trampoline and a pool. Single car garage to keep your vehicle protected from the elements. Close to amazing bike and walking trails. Hop skip and a jump to schools. Immediate possession available. Don&rsquo;t miss this opportunity!