



GRASSROOTS
REALTY GROUP

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233 Bacon Place
Fort McMurray, Alberta

MLS # A2310476



\$389,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,417 sq.ft.	Age:	1988 (38 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air
Floors:	Laminate, Tile
Roof:	Asphalt
Basement:	Full
Exterior:	Vinyl Siding, Wood Frame
Foundation:	Preserved Wood
Features:	Laminate Counters, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: N/a

One of Fort McMurrays favourite neighborhoods. Located on Bacon place you will find a spacious 6 bedroom, 3 bathroom house with room for everyone. It's an open pallet and is in need of some TLC. Whether you love doing renovations yourself or hire someone this house has so much potential to become a home. The bi-level is a great floor plan as the basement provides just as much space as the upstairs and is a great area for the kids. Covered front entry walk way in a little porch that adds extra protection in the winter months. This makes for a great home for gathering family and friends with a wood burning fireplace in the living room and a nice size formal dining room. Kitchen is spacious with stainless appliances and lots of counter space for food preparation. Breakfast nook is handy for those busy mornings getting the kids off to school. Access to the 2 tiered deck off the kitchen making for easy access for bbqing and watching the kids play in the yard. Primary bedroom has a large closet and ensuite bath. 2 more bedrooms complete the upstairs. Downstairs is a great space to watch the big screen or just enjoy the large space that has plenty of room for a pool table. Got kids? No problem, 3 more bedrooms or you can use 2 and make the other one a den/office or possible space for a home based business. Laundry and plenty of storage along with a 3 piece bath completing the basement. The greatest feature of this home is "no carpets" so clean up is quick and easy. Huge back yard has room for a pool and a trampoline and of course room for your pups to run around. Garage has room for 2 vehicles. Comes with a shed as well. Walking distance to 2 elementary schools. If you love our beautiful trail system, you can jump on your bike and be there in minutes. Check this place out for yourself and get those creative juices flowing as this home has the

most potential I have seen in long time. Updated PWF will be provided.