



GRASSROOTS
REALTY GROUP

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**192 Mitchell Drive
Fort McMurray, Alberta**

MLS # A2313327



\$299,888

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,209 sq.ft.	Age:	2005 (21 yrs old)
Beds:	3	Baths:	2
Garage:	220 Volt Wiring, Additional Parking, Driveway, Heated Garage, Insulated, Sing		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 180
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Closet Organizers, Open Floorplan, Pantry, Soaking Tub, Walk-In Closet(s)		

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage door opener, stand-up freezer, central a/c, over-the-range microwave, window coverings

ULTIMATE PACKAGE FOR THOSE WITH TOYS AND GARAGE LOVERS! Introducing 192 Mitchell Crescent featuring an attached 26x16 heated garage with soaring ceilings plus 220V and a detached 14x14 shed with a garage overhead door. Plus the exterior offers an extended front driveway, for additional parking, plus a fully fenced and landscaped yard offering decks and lower patio area, plus additional; storage area behind the home. Step inside this bright and functional turn key home ready for immediate possession. This space offers an open concept living area with a large family room, that opens up to a spacious kitchen and dining nook with built in cabinets, plus a large pantry. There are 3 bedrooms in this home and 2 full bathrooms. The primary bedroom features a walk-in closet and a 4pc ensuite with soaker tub. Additional features of this home include a separate laundry room with new washer and dryer, and a storage room coming with a stand up fridge. It also has the must haves in a home: central a/c and direct access to your home from garage. Added bonus is that Morgan Heights has just built an on-site Day Care that gives residents first dibs to register their children. This perfect location is in walking distance to schools and site and city bus stops. This home has been professionally cleaned by Nostance cleaners prior to listing and is ready for immediate possession. Call today for your personal tour.