



GRASSROOTS
REALTY GROUP

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173 Crabapple Way
Fort McMurray, Alberta

MLS # A2313626



\$459,900

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,671 sq.ft.	Age:	2008 (18 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane, See Remarks		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Separate Entrance, Walk-In Closet(s)		

Inclusions: FRIDGE X 2, STOVE X 1, DISHWASHER, WASHER, DRYER X 2, ALL WINDOW COVERINGS, All furnishings (excluding personal items)

Built by Birchwood Homes this Fantastic spacious 2 storey home is perfect for the savvy buyer. As you enter into the open concept living room you can go to the second floor or to the basement. There is a separate entrance to a fully developed basement with kitchenette, family room, full bathroom and 2 bedrooms. Air-BnB it or keep it for your extended family - the possibilities are endless! The kitchen features a small island and a walk in pantry for lots of storage. Off the kitchen is a large dining room, great for entertaining family and friends. The 2nd floor features 3 good size bedrooms, 2 full bathrooms, with the primary bedroom featuring its own private ensuite bath and walk in closet. Outside out back there is lots of parking and potential to build your dream garage! Enjoy your coffee on your front veranda porch. This home will appeal to buyers with small families, dual income professionals, or the savvy buyer who wants to rent rooms. If this sounds like you, add this to your shopping list 173 Crabapple . Call today before it's gone!