



GRASSROOTS
REALTY GROUP

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172 Cinnamon Street
Fort McMurray, Alberta

MLS # A2314759



\$400,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,464 sq.ft.	Age:	2004 (22 yrs old)
Beds:	3	Baths:	3 full / 1 half
Garage:	Double Garage Attached		
Lot Size:	0.08 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 193
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to Bear Ridge... This well-appointed 1,464 sq ft two-storey home offers the perfect blend of comfort and functionality — ideal for a growing family or savvy investor. The main floor greets you with beautiful laminate flooring throughout and a bright, open-concept dining and living area perfect for entertaining. The attached garage measures an impressive 19'6" x 21'8" — plenty of room for your vehicles, toys, and extra storage. Upstairs, you'll find two generously sized bedrooms, each boasting its own walk-in closet and private en suite — a rare and luxurious touch at this price point. The fully developed basement adds incredible versatility with a third bedroom, a spacious living area, a full bathroom, and in-suite laundry — perfect for guests. Step outside to enjoy your private yard backing onto a peaceful walking trail, offering a serene outdoor escape right at your doorstep. Whether you're a first-time buyer looking for the perfect starter home or an investor seeking a turnkey opportunity, this property checks every box. Don't miss out — homes like this don't last long!