



GRASSROOTS
REALTY GROUP

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**120 Hunter Street
Fort McMurray, Alberta**

MLS # A2318636



\$264,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,136 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 175
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Jetted Tub, Open Floorplan, Skylight(s)		

Inclusions: Dishwasher, Refrigerator, Stove(s), Washer/Dryer, pellet Stove in garage, 220 volt heater in garage

Welcome to 120 Hunter Street – A Charming Home With Endless Possibilities! Step into this beautifully maintained 3 bedroom, 2 bath home, nestled in a peaceful and quiet neighborhood close to all the amenities you need. With its thoughtful design, modern touches, and incredible outdoor space, this property is ideal for families, pet owners, and those seeking a blend of comfort and convenience. From the moment you walk through the door, you'll feel at home. The open-concept floor plan is bright and airy, with skylights that bathe the living spaces in natural light. The living room boasts a stunning fireplace mantle, creating a warm and inviting atmosphere—perfect for cozy Fort McMurray evenings or entertaining guests. The heart of the home is the kitchen, where modern functionality meets a hint of rustic charm. It's the ideal space for preparing meals or enjoying time with loved ones. Durable, pet-friendly flooring flows throughout the home, combining style and practicality for everyday life. The large primary bedroom is a peaceful retreat, featuring built-in closet shelving and a luxurious 4-piece ensuite bath with a relaxing jetted tub. The two additional bedrooms provide flexibility for family, guests, or a home office. Step outside into a fenced-in yard that's perfect for children or pets to play safely. The real showstopper here is the oversized, brand-new, 16 ft wide by 24 ft long shed, roof and walls all insulated, 240V electrical/separate breaker panel, and heated with a pellet stove, and/or electric heater. A dream space for a man cave, she shed, workshop, or extra storage. A large gate to the backyard adds convenience and functionality. Easy access for quads and toys! This property offers low condo fees, ample parking, and a friendly neighborhood vibe. With its quiet location, unique details, and proximity to

schools, parks, and shopping, this home truly has it all. Don’t miss your chance to make this home your own. Schedule your showing today and see everything this incredible home has to offer!