



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**198 Fox Crescent
Fort McMurray, Alberta**

MLS # A2321742



\$475,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey Split		
Size:	1,421 sq.ft.	Age:	2006 (20 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Garage Faces Rear		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Corner Lot		

Heating:	Floor Furnace, Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Granite Counters, Pantry		

Inclusions: Fridge x 2, stove, dishwasher, washer, dryer, all window blinds

FANTASTIC STARTER HOME OR INVESTMENT PROPERTY! LOOKING FOR A TRULY AFFORDABLE HOME? BIG GARAGE, CORNER LOT, Separate back door Entrance, gas fireplace, Quartz Countertops, upstairs are 3 bedrooms, full bath upstairs and powder room on main floor for guests, in addition to main floor laundry. Use for extended living space or for the savvy buyer, the basement developed with kitchenette, full bathroom with laundry, family room. bedroom and separate laundry. Walkable location to schools, and all amenities. ACT FAST! Call to view now. Quick possession.