



**GRASSROOTS**  
REALTY GROUP

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25, 120 Warren  
Fort McMurray, Alberta

MLS # A2321884



**\$325,000**

|                  |                        |               |                  |
|------------------|------------------------|---------------|------------------|
| <b>Division:</b> | Wood Buffalo           |               |                  |
| <b>Type:</b>     | Residential/Four Plex  |               |                  |
| <b>Style:</b>    | 4 Level Split          |               |                  |
| <b>Size:</b>     | 1,493 sq.ft.           | <b>Age:</b>   | 2018 (8 yrs old) |
| <b>Beds:</b>     | 3                      | <b>Baths:</b> | 3 full / 1 half  |
| <b>Garage:</b>   | Single Garage Attached |               |                  |
| <b>Lot Size:</b> | 0.04 Acre              |               |                  |
| <b>Lot Feat:</b> | Landscaped             |               |                  |

|                    |                                                                 |                   |        |
|--------------------|-----------------------------------------------------------------|-------------------|--------|
| <b>Heating:</b>    | Forced Air                                                      | <b>Water:</b>     | -      |
| <b>Floors:</b>     | Carpet, Linoleum, Vinyl Plank                                   | <b>Sewer:</b>     | -      |
| <b>Roof:</b>       | Asphalt Shingle                                                 | <b>Condo Fee:</b> | \$ 289 |
| <b>Basement:</b>   | Full                                                            | <b>LLD:</b>       | -      |
| <b>Exterior:</b>   | Vinyl Siding                                                    | <b>Zoning:</b>    | R3     |
| <b>Foundation:</b> | Poured Concrete                                                 | <b>Utilities:</b> | -      |
| <b>Features:</b>   | Laminate Counters, See Remarks, Sump Pump(s), Walk-In Closet(s) |                   |        |

**Inclusions:** Fridge, stove, dishwasher, microwave, washer and dryer, window blinds

Fantastic townhome, in a great neighbourhood! This home features three bedrooms, each with their own ensuite bathroom, a large bright living room that flows to the dining room and kitchen and is all centred by the three sided fireplace! The first level also has a 2pc bathroom. The upper floor as two primary bedrooms with 4pc ensuites and walk in closets. The basement level has a third bedroom with ensuite bathroom, and laundry area. There is an attached garage and large storage space! The back deck off the kitchen is quiet and perfect for relaxing after work. This home is well maintained, and perfect for those looking for a low maintenance living. Call to view today!