



GRASSROOTS
REALTY GROUP

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107 J.W. Mann Drive
Fort McMurray, Alberta

MLS # A2322437



\$485,000

Division:	Wood Buffalo		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,096 sq.ft.	Age:	2001 (25 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached, Heated Garage		
Lot Size:	0.08 Acre		
Lot Feat:	Gazebo		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Separate Entrance, Wet Bar		

Inclusions: fridge, stove, dishwasher, otr microwave, washer, dryer, existing blinds, central a/c, gazebo, garage heater, garage door opener & remote

| Public Open House Saturday, June 27th 12:00-2:00pm | This warm and welcoming bi-level will make you feel right at home front the moment you walk through the front door. The tiled foyer offers direct access to an attached, double heated garage and split entrance to either the main level or access to the basement. The main level is open concept with spacious dining area, beautiful shaker kitchen cabinets (stainless steel appliances), new sink and faucet, a walk in pantry, ample cupboard space and adjacent to a living room finished in gorgeous hardwood flooring. Three carpeted bedrooms upstairs including a primary with a 3 pc. ensuite bathroom and another main bathroom complete this level. The basement offers a separate entrance, high ceilings and features a 2 more bedrooms, a family room with wet bar, another full another bathroom and ample storage space under the stairs plus a dedicated storage room. Other features include basement access to the backyard space with a massive deck with a gazebo for low maintenance backyard enjoyment and entertaining, and the home includes central air conditioning. Lots of parking in the garage and the 2 vehicle driveway- this home is priced well and ready for new owners.