



GRASSROOTS
REALTY GROUP

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116 Rowan Street
Fort McMurray, Alberta

MLS # A2324161



\$435,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,302 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Additional Parking, Concrete Driveway, Double Garage Detached, Front Drive		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped, Lawn, R		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Pantry, See Remarks, Separate Entrance, Storage		

Inclusions: Fridge, stove, microwave, dishwasher, washer & dryer, all window coverings, air conditioner, basement fridge, garden shed, shelving in garage, lean-to in the side yard, extra drop-down ceiling panels, key pad for side door (as is), key pad for front door, planters, 1 queen bed with mattress, 1 double extra-long bed with mattress, desk (built in), shelving in basement bedroom, extra paint, shelving in laundry room, hose & hose reel on back fence, compost bin, extra paving stones in backyard

Step into this lovely air conditioned home on one of the best streets in town: a quiet neighbourhood with mature trees and wide street. As well, this property has an extra long driveway to park your RV. Close to two elementary schools, lots of amenities & just steps down the road to the Birchwood Trails. On your way into this bungalow home, you will be greeted by a new lovely front porch built with sturdy and long-lasting composite decking to enjoy your morning coffee. Once inside, the main floor features a spacious and bright living room, kitchen, dining room with updated lighting, 3 bedrooms, and 1.5 bathrooms including an ENSUITE bathroom. The living room features a large window to allow for an abundance of natural light, and it opens up to the dining area which is next to the kitchen. The kitchen features another eating area, a new kitchen sink faucet, updated kitchen cabinets, and access to the side entrance. The primary bedroom and the other 2 bedrooms are down the hall. The primary bedroom features a 2-piece ensuite bathroom. The main floor full bathroom features a tub/shower combo. In the basement, you will find a large rec room (renovated to include a drop-down ceiling with pot lights), large bedroom with new IKEA closet system, full bathroom with tub/shower combo, large utility room with laundry, and a cold storage room. The backyard is partially fenced and backs onto a utility right-of-way. The backyard features a garden shed and a new beautiful, durable stone patio. The double garage has a new insulated garage door. Freshly painted throughout in 2024 with light living since then. Furnace and air conditioner new in 2019. Hunter Douglas blinds throughout added ~4 years ago. Watch the 3D tour then book your showing today!

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