



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**101 Black Bear Crescent
Fort McMurray, Alberta**

MLS # A2325074



\$254,500

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	943 sq.ft.	Age:	2000 (26 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.00 Acre		
Lot Feat:	Back Yard, Corner Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 234
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters		

Inclusions: As is, Where is at time of possession

Investor and first time home buyer Alert! – Corner Lot Opportunity with Huge Potential! Welcome to this fully finished home situated on a desirable corner lot, offering excellent value for buyers ready to add their personal touch. The property features a fully fenced yard with both side and rear outdoor spaces, including a spacious side deck and an additional large deck off the oversized shed—perfect for storage, a workshop, or even your summer toys. Inside, you’ll find a functional open-concept main floor with a generous living room highlighted by a cozy corner fireplace. The layout includes two well-sized bedrooms and convenient side-door access to the backyard. The lower level is developed with newer grey laminate flooring, a large family room, and a dedicated laundry area—providing plenty of additional living space. With ample parking in the front and extra storage in the oversized shed, this property checks the boxes for practicality and future upside. Whether you're a first-time buyer looking to build equity or an investor seeking your next project, this home offers undeniable potential. Property is being sold “as is, where is.” All schedules must accompany any offer.