



GRASSROOTS
REALTY GROUP

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117 Barber Drive
Fort McMurray, Alberta

MLS # A2327830



\$544,000

Division:	Timberlea		
Type:	Residential/House		
Style:	1 and Half Storey		
Size:	1,954 sq.ft.	Age:	1999 (27 yrs old)
Beds:	4	Baths:	2 full / 2 half
Garage:	Front Drive, Triple Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Irregular Lot, Landscaped, No Neighbours Behind		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island		

Inclusions: as is, where is

Welcome to 117 Barber Drive. With tons of parking and a triple car garage, this home has room for all your toys! The main floor offers a bright and open concept living room and eat-in kitchen, perfect for entertaining. Also located on this level is an office, perfect for your home business or a toy room, laundry room and half bathroom. Upstairs, there are 3 bedrooms and 2 bathrooms, including the primary with en-suite and walk-in closet. The basement has a spacious family room, 4th bedroom and 2 piece bathroom. The backyard is fenced and landscaped and as an added bonus, there is central air. This is the perfect opportunity to make the B's of Timberlea your new neighbourhood. Property sold "as is, where is".