



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**116 Palomino Close
Fort McMurray, Alberta**

MLS # A2328762



\$239,900

Division:	Prairie Creek		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Single Wide		
Size:	1,430 sq.ft.	Age:	2001 (25 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard, Lawn, Low Maintenance Landscape		

Heating:	Forced Air
Floors:	Laminate
Roof:	Asphalt Shingle
Basement:	None
Exterior:	Vinyl Siding
Foundation:	Piling(s)
Features:	Ceiling Fan(s), Closet Organizers, Pantry, Walk-In Closet(s)

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	RMH
Utilities:	-

Inclusions: fridge, stove, microwave, dishwasher, washer, dryer, window coverings, freezer, air conditioner,

NO CONDO FEES Welcome to 116 Palomino Close in Prairie Creek, quietly proving that you do not have to spend a fortune to live really, really well. Whether you are stepping into homeownership for the very first time or looking to simplify your life without giving up comfort and space, this one is worth your full attention. This 1440 sq ft mobile home sits on 5,823 sq ft of fully owned land. Read that again. Owned land. No pad rental fees, no monthly land costs quietly eating away at your budget. What you see is what you get, and it is genuinely great value for Fort McMurray. Step inside & you will immediately feel how fresh everything is. New vinyl plank & tile flooring runs throughout the entire home & bright fresh paint makes every room feel clean and inviting. It is move-in ready in the very best way, meaning your energy goes toward actually living here rather than tackling a to-do list before you can even unpack a single box. The layout is open and easy to love. The kitchen flows right into the dining room and the spacious living room, keeping everyone connected whether you are cooking a big Sunday meal or just hanging out on a random Tuesday evening. It is the kind of space that feels warm and comfortable the moment you step through the door. The primary bedroom is your personal retreat at the end of a long day. It has its own 4-piece ensuite, so mornings are smooth and no one is waiting in line for the bathroom. Two additional bedrooms (virtually staged) give you real flexibility for kids, overnight guests or a dedicated home office. The 4-piece main bathroom serves everyone with ease. A dedicated laundry room keeps the mess out of sight and your home feeling calm and organized. Now let us talk about the outside, because this home truly delivers out here too. A large deck runs the full length of the home, giving you a generous amount of outdoor

living space to enjoy all season long. Picture long summer evenings, weekend barbecues, birthday parties or just a quiet morning coffee while the neighbourhood slowly wakes up around you. The yard offers plenty of breathing room, and two vehicles fit comfortably in the driveway so parking is never a stressful conversation at the end of the day. The neighbourhood is genuinely calm and quiet, the kind of street where kids can play outside & you can finally hear yourself think. Prairie Creek puts you wonderfully close to downtown Fort McMurray, with schools, parks, shopping and all of your everyday essentials just minutes away from your front door. And here is the part that will really make you smile. This home comes absolutely loaded with everything you need to simply show up & settle right in. The fridge, stove, microwave, dishwasher, washer, dryer, freezer, air conditioner & window coverings are all included. Bring your suitcase, bring your people. That is truly all you need. Check out the detailed floor plans where you can see every sink & shower in the home, 360 tour and video. Are you ready to say yes to this address?