



GRASSROOTS
REALTY GROUP

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8, 100 Albion Drive
Fort McMurray, Alberta

MLS # A2330526



\$229,900

Division:	Abasand		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,719 sq.ft.	Age:	2001 (25 yrs old)
Beds:	2	Baths:	3 full / 1 half
Garage:	Single Garage Attached		
Lot Size:	-		
Lot Feat:	Back Yard, Few Trees		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 510
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Central Vacuum, Open Floorplan, Pantry, Soaking Tub		

Inclusions: N/A

Introducing this well-maintained townhome, offering 1719 square feet of living space, perfect for families or those seeking a low maintenance lifestyle. As you enter the main floor, you'll find an open concept layout featuring a well-appointed kitchen, dining area and inviting living room, ideal for both entertaining and everyday living. A convenient powder room adds to the functionality of this level, while easy access to the deck allows for seamless indoor-outdoor living. The second floor is a true retreat, featuring a generous sized primary bedroom with walk in closet and ensuite with soaker tub. A second bedroom offers ample space for family or guests, and a dedicated laundry area makes chores a breeze. The main bath on this level ensures convenience for all. The lower level boasts a walk-out flex room that can serve as a home office, gym, play area or third bedroom, along with a 3-piece bathroom, providing versatility to meet your needs. Additional features in this townhome include central air conditioning and a central vacuum system for added comfort and convenience. The heated single-car garage ensures your vehicle is protected from the elements year-round. Located in the desirable neighbourhood, you'll enjoy proximity to schools, scenic walking trails and the downtown area making this home the perfect blend of tranquility and accessibility. Don't miss your chance to own this home and schedule your viewing today!!