



**GRASSROOTS**  
REALTY GROUP

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**245 Bacon Place**  
**Fort McMurray, Alberta**

**MLS # A2330642**



**\$440,000**

|                  |                                                                        |               |                   |
|------------------|------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                                                              |               |                   |
| <b>Type:</b>     | Residential/House                                                      |               |                   |
| <b>Style:</b>    | 2 Storey Split                                                         |               |                   |
| <b>Size:</b>     | 1,802 sq.ft.                                                           | <b>Age:</b>   | 1986 (40 yrs old) |
| <b>Beds:</b>     | 4                                                                      | <b>Baths:</b> | 2 full / 2 half   |
| <b>Garage:</b>   | Double Garage Attached, Driveway, Heated Garage, Interlocking Driveway |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                                              |               |                   |
| <b>Lot Feat:</b> | Landscaped, Standard Shaped Lot                                        |               |                   |

|                    |                                   |                   |                                                                   |
|--------------------|-----------------------------------|-------------------|-------------------------------------------------------------------|
| <b>Heating:</b>    | Forced Air, Natural Gas           | <b>Water:</b>     | Public                                                            |
| <b>Floors:</b>     | Carpet, Linoleum, Tile            | <b>Sewer:</b>     | Sewer                                                             |
| <b>Roof:</b>       | Shingle                           | <b>Condo Fee:</b> | -                                                                 |
| <b>Basement:</b>   | Full                              | <b>LLD:</b>       | -                                                                 |
| <b>Exterior:</b>   | Concrete, Other, Wood Siding      | <b>Zoning:</b>    | R1                                                                |
| <b>Foundation:</b> | Poured Concrete                   | <b>Utilities:</b> | Electricity, Natural Gas, Garbage Collection, High Speed Internet |
| <b>Features:</b>   | Central Vacuum, Walk-In Closet(s) |                   |                                                                   |

**Inclusions:** "as is, where is"

Looking for well-built home with room for the family, then 245 Bacon Place is the answer! Walking distance to schools & parks, this home is nestled in an established Timberlea neighbourhood, on a beautifully landscaped 6300sqft lot w/ mature trees. A large entrance welcomes you home & leads into the living room. A formal dining area, powder rm, laundry room, kitchen & 2nd living area w/ wood-burning fireplace also form the main floor. Off of the kitchen/living rm is a large enclosed sun room overlooking the back yard, great for entertaining during the summer months (rain or shine). Upstairs you find 3 bedrooms, including a master bedroom with en-suite, walk-in closet and private balcony overlooking yard, perfect for that morning coffee. Also located on this level is a 4 piece bathroom. The basement offers a bedroom/hot tub room with closet/sauna, rec room, den & bathroom. A heated garage and 2 car parking make this home perfect! Furniture Negotiable. Title insurance in lieu of RPR.