



GRASSROOTS
REALTY GROUP

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286 KENNEDY Bay
Fort McMurray, Alberta

MLS # A2334671



\$484,900

Division:	Dickinsfield		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,286 sq.ft.	Age:	1981 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Driveway, Garage Door Opener, Heated Garage, Single Garage Attached		
Lot Size:	0.16 Acre		
Lot Feat:	Cul-De-Sac, Garden, Landscaped, Pie Shaped Lot, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS, GARAGE DOOR OPENER, GARAGE HEATER, SHED(2)

286 Kennedy Bay!! Location Location Location! Just 1 block from schools; The Birchwood Trail system and all the amenities a family could need; this 1286sqft bungalow with fully finished basement is ready for a new family! Sitting on 6800 sqft pie shaped lot in this quite culda-sac location you have oversized driveway and ready for quick possession. Inside you have large foyer which leads you to the open concept renovated eat-in Kitchen with corian counter tops & Pantry and the large living room with stunning wood timber accents in the vaulted ceiling; and you also have large brick mantled fireplace which has been capped as flu and chimney require some TLC or install a gas insert! Main floor has beautiful hardwood floors, ceramic tile and has 3 bedrooms; oversized 4 piece bathroom. To the lower level you have separate side entrance to the massive deck with sitting area and the attached heated garage. In the basement you have 4th bedroom, 3 piece bathroom massive family/rec room with bar area and wood burning fireplace and brick facing mantle as well! You also have a brand new installed hot water tank & large laundry room with washer/dryer! Finally outside you have such a beautiful yard with mature trees, 2 sheds for additional storage, garden area and all is super private! Come visit this lovely home in Dicinsfield today!