



GRASSROOTS
REALTY GROUP

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**105 Sumac Crescent
Fort McMurray, Alberta**

MLS # A2335758



\$349,900

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Mobile Home-Double Wide		
Size:	1,612 sq.ft.	Age:	2007 (19 yrs old)
Beds:	3	Baths:	2
Garage:	Concrete Driveway, Off Street, Parking Pad		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	None	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	RMH-1
Foundation:	Piling(s)	Utilities:	-
Features:	Jetted Tub, Kitchen Island, No Smoking Home, Open Floorplan, Pantry		
Inclusions:	Shed(x2)		

Welcome home to 105 Sumac Crescent! This beautifully updated 3-bedroom home offers the perfect blend of modern finishes, functional living, and low-maintenance appeal. From the moment you arrive, you'll appreciate the attractive curb appeal, landscaped front yard, oversized driveway, and fully fenced yard complete with a large deck and two storage sheds for all your outdoor essentials. As you step through the front door you'll find a bright, open-concept layout filled with natural light, featuring new flooring throughout (2024), fresh paint - including the ceilings, and stylish contemporary finishes that create a truly move-in-ready home. The spacious living room features a cozy gas fireplace and flows seamlessly into the beautifully renovated kitchen and dining area, showcasing crisp white cabinetry, subway tile backsplash, a large butcher block island with seating, skylights, modern upgraded lighting(throughout), and newer appliances installed within the last few years. The home offers three generous bedrooms, including a spacious primary retreat featuring a dreamy 5-piece ensuite - the perfect place to relax and unwind at the end of the day. The dining area opens directly to the outdoor space, making summer BBQs and entertaining a breeze. Additional updates that provide peace of mind includes central a/c, a new front door, new window over the jetted tub, new hot water tank (2024), new heat trace (2025), new toilets and faucets, and numerous thoughtful other improvements throughout. Another amazing thing to note is NO CONDO FEES! Whether you're a first-time buyer, downsizing, or simply looking for a stylish, turnkey home, this property is sure to check all the boxes. Conveniently located in a welcoming neighbourhood close to parks, schools, shopping, and everyday amenities, this home has been meticulously cared for and is ready for its next owners to move in and

enjoy.