



GRASSROOTS
REALTY GROUP

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245 Card Court
Fort McMurray, Alberta

MLS # A2341349



\$249,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,967 sq.ft.	Age:	1984 (42 yrs old)
Beds:	5	Baths:	2
Garage:	Parking Pad		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Mixed	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Ceiling Fan(s), Open Floorplan, See Remarks		

Inclusions:	N/A
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Welcome home to this beautifully renovated 5-bedroom, 2-bathroom home, ideally tucked away on a quiet cul-de-sac and set on an impressive 5,793 sq. ft. lot! Offering more than 1,915 sq. ft. of versatile living space, this property is an excellent fit for growing families or anyone looking for room to spread out. Inside, enjoy the flexibility of both a formal living room and a warm, inviting family room with a gas fireplace—perfect for everyday living and entertaining alike. The spacious primary bedroom features patio doors leading directly to the deck, creating a lovely private retreat. With two sets of patio doors, natural light and easy access to the outdoor space are standout features throughout the home. A large addition offers even more functional space and adds to this home’s family-friendly appeal. Outside, enjoy a generous deck, ample storage, plenty of parking, and the privacy and peace of mind that come with a cul-de-sac location. Updates include: flooring, insulation, heat tracing, a high-efficiency furnace, and new shingles. Move-in ready, beautifully updated, and packed with space—this is one you won’t want to miss!