



GRASSROOTS
REALTY GROUP

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**33 Poplar Crescent
Fort McMurray, Alberta**

MLS # A2343655

\$264,600

Division:	Downtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,088 sq.ft.	Age:	1967 (59 yrs old)
Beds:	4	Baths:	1 full / 1 half
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.08 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	FRA1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: N/A

Welcome to 33 Poplar Crescent, a solid duplex offering plenty of space, parking, and potential. The main floor features a large kitchen, spacious living room, and convenient 2-piece bathroom, with newer flooring throughout the main level. Upstairs you'll find three bedrooms, including a generous primary bedroom, along with a bathroom that has been roughed in with a tub already in place, providing an opportunity to complete the space to your liking. The basement provides additional living and storage space with a large bedroom, flex area, utility room, and laundry hookups. The home also benefits from newer mechanical system. Outside you will find a single detached garage, a landscaped yard, and this property backs onto a back alley. Call now for your personal showing. This property is being sold "as is where is" with no warranties or representations.