



GRASSROOTS
REALTY GROUP

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**161 Card Crescent
Fort McMurray, Alberta**

MLS # A2343838

\$289,999

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Modular Home		
Size:	1,268 sq.ft.	Age:	2018 (8 yrs old)
Beds:	3	Baths:	2
Garage:	Stall		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, No Neighbours Behind, Standard		

Heating:	Central, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Built-in Features, Ceiling Fan(s), Closet Organizers, Pantry, Soaking Tub, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, TV MOUNT IN LIVING ROOM, STORAGE SHELF IN LAUNDRY ROOM, TV MOUNT IN BEDROOM, CENTRAL AIR CONDITIONER, SHED

2018 BUILT, MODERN, MOVE-IN READY AND ONE YOU NEED TO SEE! If you've been waiting for a newer home that feels fresh, stylish and completely move-in ready, 161 Card Crescent deserves to be at the top of your list. Offering 1,268 sq. ft. of beautifully maintained living space, this 3 bedroom, 2 bathroom home in Timberlea delivers with modern finishes and functional layout buyers are looking for. From the moment you arrive, the curb appeal stands out with an attractive exterior, landscaped yard and paved double driveway with parking for two. Step inside and you'll immediately appreciate just how bright and spacious this home feels. Vaulted ceilings and oversized windows complement the open concept design, while the modern kitchen features crisp white cabinetry, stainless steel appliances, an over-the-range microwave, corner pantry and plenty of workspace. The adjoining dining area overlooks the cozy living room creating a comfortable space that works just as well for entertaining as it does for everyday living. Tucked privately at the rear of the home is the oversized primary suite complete with a large walk-in closet and spacious 4 piece ensuite featuring an oval soaker tub, separate stand-up shower and generous vanity. At the opposite end of the home are two additional bedrooms and another full bathroom, giving families, guests or those working from home some welcome separation and privacy. There's plenty of functionality here too, including central A/C, laundry room, excellent storage and double insulated front and back doors. Outside, enjoy a fully fenced and landscaped backyard with no neighbours directly behind, plus a 12x16 shed with a roll-up door offering fantastic additional storage. And talk about location! Syncrude Athletic Park is approximately a 2-minute walk away, putting the waterpark, skateboard park, baseball

diamonds, soccer fields and playground practically at your doorstep. Newer, stylish, spacious and exceptionally well maintained, 161 Card Crescent is one you really need to see in person. Book your private tour today!