



GRASSROOTS
REALTY GROUP

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34 Alberta Drive
Fort McMurray, Alberta

MLS # A2345917

\$409,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,366 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.16 Acre		
Lot Feat:	City Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan		

Inclusions: FRIDGE X 2, STOVE, DISHWASHER, WASHER, DRYER

AMAZING OPPORTUNITY KNOCKS! ANSWER THE DOOR! This beautiful renovated bungalow features a spacious open concept floor plan, SEPARATE ENTRANCE, HUGE DETACHED GARAGE, FENCED YARD, 5 bedrooms, 2 bathrooms and so much more! You are gonna just fall in love with the spacious bedrooms, fantastic entertaining floor plan, mud room and a cool room off the primary bedroom leading to your back yard. Tons of parking this home is situated in a PRIME location of downtown Fort McMurray, near schools, shopping, bus route and within walking distance to all amenities and close to the hospital. If this property sounds like something that fits your lifestyle, then ACT NOW before this one is gone! Call today to view.