



**GRASSROOTS**  
REALTY GROUP

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**136 Sumac Crescent  
Fort McMurray, Alberta**

**MLS # A2346540**



**\$399,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                      |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Modular Home                   |               |                   |
| <b>Size:</b>     | 1,277 sq.ft.                   | <b>Age:</b>   | 2008 (18 yrs old) |
| <b>Beds:</b>     | 3                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Double Garage Detached         |               |                   |
| <b>Lot Size:</b> | 0.12 Acre                      |               |                   |
| <b>Lot Feat:</b> | Corner Lot                     |               |                   |

|                    |                       |                   |       |
|--------------------|-----------------------|-------------------|-------|
| <b>Heating:</b>    | Floor Furnace         | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Vinyl                 | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Shingle               | <b>Condo Fee:</b> | -     |
| <b>Basement:</b>   | None                  | <b>LLD:</b>       | -     |
| <b>Exterior:</b>   | Vinyl Siding          | <b>Zoning:</b>    | RMH-1 |
| <b>Foundation:</b> | Piling(s)             | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Pantry, Vinyl Windows |                   |       |

**Inclusions:** deep freeze in laundry room

136 Sumac Crescent -NO CONDO FEES -Welcome to this beautifully maintained 3-bedroom modular home tucked away on a quiet corner lot. From the moment you arrive, you'll notice the massive 40 ft driveway—perfect for extra parking, RVs, or all your toys. And here's the best part: NO condo fees! Open Concept Living: Bright, airy layout with durable vinyl flooring throughout—no carpet. Updated Appliances: All appliances replaced within the last 2 years. Master bedroom has a walk-in closet and ensuite featuring a Jacuzzi tub for ultimate relaxation. Central Air: Stay cool and comfortable in the summer. New Hot Water Tank (2024) OVERSIZED 21' x 22'8" heated garage with 10 ft ceilings The ultimate space for vehicles, storage, or a workshop—perfect for toys and hobbies. The outside of home features Fire pit area for cozy nights, 10' x 12' shed for additional storage, Decorative exterior lighting on the home & garage with customizable color options and Pre-wired for a hot tub. This home checks every box—space, updates, parking, comfort, and a fantastic garage. Whether you're looking for functionality or lifestyle, 136 Sumac Crescent delivers it all.