



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

156 Williscroft Place
Fort McMurray, Alberta

MLS # A2347638

\$275,000

Division:	Thickwood		
Type:	Residential/Four Plex		
Style:	5 Level Split		
Size:	1,438 sq.ft.	Age:	1979 (47 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Front Drive, Single Garage Attached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Yard, City Lot, Corner Lot, Landscaped		

Heating:	Floor Furnace	Water:	-
Floors:	Laminate, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Storage		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Blinds

NO CONDO FEES! Opportunity knocks! Tucked away in Thickwood on a corner lot close to schools, playgrounds, dog park, trails and more, this spacious 3 bedroom, 1.5 bathroom home has room for the whole family! Step inside to the spacious entrance with double closet and door leading to the single attached garage. The next level boasts a large living room with patio door to the deck overlooking the back yard. Another few steps leads to the eat-in kitchen with lots of cabinet space, a bonus room perfect for an office or reading nook. Also located on this level is the half bathroom. The next level offers 2 good sized bedrooms, each with a closet. The top level features the primary bedroom with large closet, 4 piece bathroom and storage space. The basement houses the laundry and is perfect for storage or would make a great family room.