



GRASSROOTS
REALTY GROUP

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17, 100 St. Laurent Way
Fort McMurray, Alberta

MLS # A2348981

\$199,900

Division:	Timberlea		
Type:	Residential/Four Plex		
Style:	2 Storey		
Size:	1,042 sq.ft.	Age:	2002 (24 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street		
Lot Size:	-		
Lot Feat:	Landscaped, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	\$ 438
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Pantry, Walk-In Closet(s)		

Inclusions: none

Affordable living in the heart of Timberlea! Tucked away in the corner of Dorion Village, the covered deck welcomes you home to unit 17! Inside the bright living room is the perfect place to hang out with your family and friends. Just off the living room is the eat-in kitchen with bright white cabinets and corner pantry. Also located on this level is the 2 piece bathroom. Upstairs are 3 good sized bedrooms including the primary bedroom with a large walk in closet. In the basement there is one finished room, with a closet - perfect for an office, play room or family room. Why rent when you can own?