



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**146 Maclaren Crescent
Fort McMurray, Alberta**

MLS # A2350217



\$650,000

Division:	Dickinsfield		
Type:	Residential/House		
Style:	2 Storey		
Size:	2,548 sq.ft.	Age:	2005 (21 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Attached, Front Drive, Garage Faces Front		
Lot Size:	0.18 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, City Lot, Few Trees, Front Yard, C		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Carpet, Hardwood, Laminate, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, No Animal Home, Pantry, Storage, Walk-In Closet(s)		

Inclusions: Fridge, Stove, Dishwasher (new), Microwave, Washer, Dryer (new),

Don't walk, RUN! This beautiful home offers both comfort and space for the whole family! The first thing you will notice is ALL THE PARKING and HEATED GARAGE. The FRONT COVERED VERANDA is the perfect place to enjoy your morning coffee, rain or shine. Step inside the front door to find a large entrance leading to the bright living room with hardwood flooring. Just off the living room is the large eat-in kitchen with tons of cabinet space, an island and walk-in pantry. As a bonus, there is a good sized office overlooking the backyard. Also located on this level is a bedroom and 2 piece bathroom. Upstairs are 3 large bedrooms, including the primary with walk-in closet and 4 piece en-suite with jetted tub. Down the hall is another 4 piece bathroom with a jetted tub and a laundry room with cabinets for storage. The basement offers a spacious family room, 5th bedroom and 3 piece bathroom. Outside is a huge LANDSCAPED AND FENCED BACK YARD with LARGE DECK and shed for storage BACKING ON TO GREEN SPACE. Added bonuses include, HOT WATER ON DEMAND (2 years old), Shingles (4 years old), Furnace (6 years old), Natural Gas BBQ and Freshly Painted Deck. This home is a must see! Title insurance in lieu of RPR.