



**GRASSROOTS**  
REALTY GROUP

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117 Elm Street  
Fort McMurray, Alberta

MLS # A2350495

**\$319,900**

|                  |                                |               |                   |
|------------------|--------------------------------|---------------|-------------------|
| <b>Division:</b> | Timberlea                      |               |                   |
| <b>Type:</b>     | Residential/Manufactured House |               |                   |
| <b>Style:</b>    | Modular Home                   |               |                   |
| <b>Size:</b>     | 1,511 sq.ft.                   | <b>Age:</b>   | 2007 (19 yrs old) |
| <b>Beds:</b>     | 4                              | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                    |               |                   |
| <b>Lot Size:</b> | 0.10 Acre                      |               |                   |
| <b>Lot Feat:</b> | Front Yard                     |               |                   |

|                    |                 |                   |       |
|--------------------|-----------------|-------------------|-------|
| <b>Heating:</b>    | Forced Air      | <b>Water:</b>     | -     |
| <b>Floors:</b>     | Carpet, Vinyl   | <b>Sewer:</b>     | -     |
| <b>Roof:</b>       | Asphalt 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> | None            | <b>Utilities:</b> | -     |
| <b>Features:</b>   | Kitchen Island  |                   |       |

**Inclusions:** SHED

NO CONDO FEES! Welcome to 117 Elm Street, a spacious double wide home offering over 1,500 sq. ft. and four bedrooms, ready to impress! Fully landscaped and fenced, the property features a double asphalt driveway, a large rear deck for relaxing or entertaining, and a storage shed! Step inside to a welcoming front foyer and an open concept layout. The living room features a cozy gas fireplace and flows into the dining area and kitchen, where beautiful cabinetry offers plenty of storage. The primary bedroom boasts an impressive ensuite, with the laundry room conveniently located just off the hallway nearby. An additional bedroom at the front of the home provides flexibility for guests, family, or a home office. Move in, unpack, and make yourself at home. Call today for your personal showing!