



GRASSROOTS
REALTY GROUP

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301, 600 Signal Road
Fort McMurray, Alberta

MLS # A2350851

\$174,900

Division:	Thickwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,080 sq.ft.	Age:	1976 (50 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Carport, Covered, Parkade		
Lot Size:	0.13 Acre		
Lot Feat:	See Remarks		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 538
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: fridge, stove, dishwasher, washer/dryer x 2

Fantastic END unit is a RARE Find! This townhome/condo has 4 bedrooms and 2.5 bathrooms. The basement is developed with laundry, bedroom with new flooring and a 3PC Bath. Upstairs you are greeted with fresh paint, newer appliances in the kitchen, refreshed cabinets in the kitchen and laminate flooring. The kitchen also is expanded to include a dishwasher! The patio doors let in a ton of natural light, leading to your fenced in backyard with shed for storage and deck to hang out with family and friends. Bonus: Furnace is newer. Nestle near the bus route, schools, shopping and a hop skip and jump to Thickwood Golf Country Club, Birchwood trails and more! Call now to view.