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## 164 Cinnamon Street Fort McMurray, Alberta

MLS # A2258619



\$375,000

Timberlea		
Residential/House		
2 Storey		
1,458 sq.ft.	Age:	2003 (22 yrs old)
3	Baths:	2 full / 1 half
Concrete Driveway, Double Garage Attached, Garage Faces Front, O		
0.13 Acre		
Landscaped, Pie Shaped Lot		
	Residential/Hour 2 Storey 1,458 sq.ft. 3 Concrete Drivew 0.13 Acre	Residential/House  2 Storey  1,458 sq.ft. Age:  3 Baths:  Concrete Driveway, Double Gaton 13 Acre

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	\$ 191
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1P
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

none

Inclusions:

Welcome to 164 Cinnamon Street. This home recently had the flooring redone top to bottom with LVP, freshly painted, and a brand-new furnace! This home offers many features, including a gas fireplace, three bedrooms upstairs, and 2.5 bathrooms it also has newer appliances and newer plumbing fixtures. The main floor has a large living room and a dedicated dining space off of the kitchen. It also has a 2-piece bathroom and access to the double garage. The second level is finished with three bedrooms, a 4-piece bathroom, and a 3-piece ensuite. The basement is unfinished but awaits your ideas to create your perfect space. The lot is 5,554 sqft and has a huge backyard for entertaining! Located close to public transportation and schools, this home is ready for immediate possession!