

**109 Card Crescent
Fort McMurray, Alberta**

MLS # A2286769



\$240,000

Division:	Timberlea		
Type:	Residential/Manufactured House		
Style:	Acreage with Residence, Modular Home		
Size:	1,528 sq.ft.	Age:	2016 (10 yrs old)
Beds:	4	Baths:	2
Garage:	Front Drive, Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Landscaped, Rectangular Lot, Street Lighting		

Heating:	Floor Furnace, Natural Gas	Water:	-
Floors:	Vinyl	Sewer:	-
Roof:	Asphalt	Condo Fee:	\$ 330
Basement:	None	LLD:	-
Exterior:	Vinyl Siding	Zoning:	RMH
Foundation:	Piling(s)	Utilities:	-
Features:	Closet Organizers, Jetted Tub, Kitchen Island, Laminate Counters, Open Floorplan, Pantry, Walk-In Closet(s)		

Inclusions: as is, where is

Home Sweet Home! Tucked away in Timberlea, this FOUR BEDROOM, TWO BATHROOM home has tons to offer! With vaulted ceilings and large windows this beautiful home is bright and spacious. The main floor area offers an open concept living room and eat-in kitchen with tons of cabinets and counter space with a huge island and walk-in pantry. The primary bedroom boasts a walk-in closet and 4 piece en-suite with jetted tub. On the opposite end of the house you will find the 3 additional bedrooms, so there is room to grow. Outside there is a good sized fenced and landscaped yard. Property sold "as is, where is"