

110 Smallwood Bay
Fort McMurray, Alberta

MLS # A2209899



\$399,900

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,230 sq.ft.	Age:	2001 (24 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Irregular Lot		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full, Suite	LLD:	-
Exterior:	See Remarks	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	High Ceilings, Open Floorplan, See Remarks		

Inclusions: ALL AS IS WHERE IS IF THERE AT CLOSING

CALLING ALL SAVVY BUYERS! FANTASTIC INVESTMENT OPPORTUNITY OR STARTER HOME! PUT YOUR SWEAT EQUITY TO WORK FOR YOU HERE AND THIS HOME WILL SHINE LIKE A DIAMOND! Fully developed Bi-level in Timberlea. Large pie shaped lot with rear yard access to park R.Vs or boats and a double attached heated garage. This home boasts VAULTED ceilings and open concept living room, dining room, and kitchen. Stay cozy this winter in front of your gas fireplace and enjoy entertaining in your kitchen with island and pantry. Primary bedroom has a walk through closet to your very own 3 piece ensuite bath. There are 2 more bedrooms on the main level with a full size bathroom. The lower level is developed with 2 bedrooms, a full bath and a family room. The attached double garage and lots of parking is the PERFECT size for those boys with toys! Property is sold as is where is without any seller's warranties or representations.