

252 Belgian Green  
Fort McMurray, Alberta

MLS # A2153170



## \$325,000

<b>Division:</b>	Prairie Creek		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile		
<b>Size:</b>	1,216 sq.ft.	<b>Age:</b>	2002 (22 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Off Street, Single Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Street Lighting, Rectangular Lot, Zero Lot Line		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	RMH
<b>Foundation:</b>	Piling(s)	<b>Utilities:</b>	-
<b>Features:</b>	Ceiling Fan(s), Laminate Counters, Open Floorplan, Pantry, Vaulted Ceiling(s), Vinyl Windows		

**Inclusions:** n/a

Your detached home with 12' x 20' garage & fully fenced yard awaits! 252 Belgian Green is 3 bedroom, 2 full bathroom home with an open concept floor plan, and lots of natural light. At the front of the home you will find two good sized bedrooms and a 4pc main bathroom. Laminate hardwood runs through to the living room that features vaulted ceiling and ceiling fan. The kitchen and dining are open and spacious, featuring off-white cabinets, large pantry and stainless steel appliances. Off the kitchen is the laundry room/separate entrance for added convenience. The primary bedroom is located at the end of the home with 4pc ensuite and large walk in closet. Outside, there is a beautiful deck, paver stones, and gate to bring in your toys to the back garage. You will also find a garden shed behind the home. The garage is 12'x20' with insulated walls and partially insulated roof. It sits on a concrete pad and has 2x 1500 watt electric heaters. Furnace replaced 2 years ago, hwt replaced 3 years ago, fridge 2016, vinyl siding, shingles, skylight and south and 1 west facing redone in 2008. No condo fees! Call today for more info!