

152 Webb Drive  
Fort McMurray, Alberta

MLS # A2155963



## \$419,888

<b>Division:</b>	Wood Buffalo		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Split Level		
<b>Size:</b>	962 sq.ft.	<b>Age:</b>	2000 (24 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Insulated		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, High Ceilings, Kitchen Island, No Animal Home, Pantry, Soaking Tub		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, central a/c, shed

FRONT AND REAR PARKING ON THIS FRESHLY PAINTED HOME WITH A DETACHED DOUBLE GARAGE IN WOOD BUFFALO! This spacious split level is fully finished and offers a great floor plan with VAULTED CEILINGS, FRESH WHITE PAINT ON MAIN AND UPPER LEVEL. Main level offers a front foyer that leads to your bright living room, then a great-sized eat-in kitchen with white cabinets, updated appliances, and a dining nook with garden doors to your rear yard and deck. The Upper level overlooks the main and offers 3 bedrooms and a full 4 pc bathroom. The 3rd level is fully finished and features a 4th bedroom with full ensuite. In addition, you have a large family room. This home has a ton of storage room and laundry room with an updated washer and dryer. The exterior of this home offers a front driveway, front veranda, and a fully fenced and landscaped yard with gardens. In addition you have a DETACHED DOUBLE GARAGE that walls have been insulated and electrical wiring complete and has rear alley access. Added bonus is a garden shed, and CENTRAL A/C. This home is located in the beautiful subdivision of Wood Buffalo, just a minutes drive to The Thickwood Golf course and in walking distance to trails, children's water park and more. Call today and schedule your personal tour.