

**164 Cinnamon Street
Fort McMurray, Alberta**

MLS # A2160049



\$388,000

Division:	Timberlea		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,458 sq.ft.	Age:	2003 (21 yrs old)
Beds:	3	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached, Garage Faces Front, Off Street		
Lot Size:	0.13 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

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

Inclusions: Fridge, stove, OTR microwave, dishwasher, washer and dryer

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!