

197 Crown Creek Lane
Fort McMurray, Alberta

MLS # A2166693



\$474,999

Division:	Timberlea		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,229 sq.ft.	Age:	2005 (19 yrs old)
Beds:	5	Baths:	3
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Landscaped		

Heating:	Floor Furnace, Natural Gas	Water:	Public
Floors:	Carpet, Laminate	Sewer:	Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Natural Gas, Phone
Features:	Jetted Tub		

Inclusions: Upstairs fridge, stove, dishwasher, window blinds, downstairs: fridge, stove washer dryer

Opportunity Knocks! Backing on Creek in one of Timberlea's FANTASTIC subdivisions `Parson Creek` is a fully developed bungalow with walk out basement. Features 3 bedrooms upstairs, primary has 4pc ensuite with jetted tub and huge deck off kitchen. Downstairs was professionally developed with 2 bedrooms, full kitchen, spacious living room/family room, & full bathroom and laundry. Within walking distance to all schools K-12 this home is in an amazing location. Bus route, Shopping, and all amenities are just a hop skip and jump away. Basement has tenant in place, that may want to stay for the savvy buyer. Call now to view.