



DJ Golden
REAL ESTATE

780-897-4003
dj@djgolden.com

205 Smallwood Street
Fort McMurray, Alberta

MLS # A2263255



\$640,000

Division:	Timberlea		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,316 sq.ft.	Age:	2001 (24 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Driveway		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Street Lighting		

Heating:	Forced Air, Natural Gas
Floors:	Ceramic Tile, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Concrete, Vinyl Siding
Foundation:	Poured Concrete
Features:	High Ceilings, Kitchen Island, No Animal Home, Open Floorplan

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1S
Utilities:	-

Inclusions: N/A

Gorgeous, upgraded and an ensuite you could live in !! This 2+4 bedroom unit is from top to bottom a fantastic home. The main floor is complete with a wonderful foyer, it's open concept and bright and includes a large primary bedroom with walk in closet and fully tiled ensuite with an upgraded shower of your dreams. The kitchen is complete with big island, pantry and access to the deck and backyard. No carpet on the main floor. The basement is complete with 4 bedrooms and full bathroom in addition to rec room and utility room and under the stairs storage. Double attached heated garage, with driveway in front, backing onto green space, Central AC and within walking distance to all amenities