

**245 Card Court  
Fort McMurray, Alberta****MLS # A2259505****\$279,900**

<b>Division:</b>	Timberlea		
<b>Type:</b>	Residential/Manufactured House		
<b>Style:</b>	Mobile Home-Double Wide		
<b>Size:</b>	1,867 sq.ft.	<b>Age:</b>	1984 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Oversized, Parking Pad, Plug-In		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	\$ 330
<b>Basement:</b>	None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Pillar/Post/Pier	<b>Utilities:</b>	-
<b>Features:</b>	Chandelier, Kitchen Island, Laminate Counters, Primary Downstairs, See Remarks, Soaking Tub		
<b>Inclusions:</b>	Fridge, Stove, Microwave, Dishwasher, Washer, Dryer		

Great Cul-de-sac location on a Massive 5,793 sq ft lot. This fully renovated home offers more than 1,867 sq ft of living space, 5 bedrooms, and 2 full bathrooms. Updates include new laminate flooring, fresh insulation, new heat tracing, a high-efficiency furnace, and a brand-new roof. Inside, you'll find a formal living room plus a cozy family room with a gas fireplace, giving you plenty of options for gatherings. The master bedroom features its own patio doors leading onto the deck, creating a private retreat. With two sets of patio doors, natural light and access to the outdoors are a highlight throughout. A large addition provides even more functional space, making this home ideal for families or anyone who needs extra room. Extras include a spacious deck, ample storage, generous parking, and a quiet cul-de-sac setting that offers privacy and safety. This turn-key property stands out with its large lot, modern upgrades, and more than 1,867 sq ft of comfortable living space—ready for you to move in and enjoy.