206 Leigh Crescent
Fort McMurray, Alberta

MLS # A2257356

$439,900

Division:	Dickinsfield
Type:	Residential/House
Style:	4 Level Split
Size:	1,285 sq.ft. **Age:** 1981 (44 yrs old)
Beds:	5 **Baths:** 3
Garage:	Additional Parking, Double Garage Attached, Driveway
Lot Size:	0.15 Acre
Lot Feat:	Back Yard, Corner Lot, Few Trees, Landscaped, Rectangular Lot, Street Light

Heating:	Fireplace(s), Forced Air, Natural Gas	**Water:**	-
Floors:	Carpet, Linoleum	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Finished, Full	**LLD:**	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	**Zoning:**	R1
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Ceiling Fan(s), High Ceilings, Laminate Counters, Natural Woodwork, Storage, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Gas Dryer. Washer, 2 Garage Door Remotes

Welcome to your next home! With 2342 sqft of living space, this home has a lot of room for a family to enjoy! New shingles in 2024, windows and siding in 2018, this home has great bones! Nestled in a great neighborhood, this property offers the perfect blend of comfort and convenience. You'll love being close to walking trails and schools, making it ideal for families. The spacious layout provides plenty of room for kids to play and for entertaining guests, while the big backyard is perfect for summer barbecues and outdoor fun. Inside, the natural wood kitchen cabinets add warmth and character, and the cozy wood-burning fireplace is perfect for relaxing evenings at home. You'll appreciate the oversized double garage for all your parking and storage needs, along with a handy garden shed to keep your tools organized.   Don't miss this opportunity to make lasting memories in a home that truly has it all!