



100 ALBION Drive 22 Fort McMurray

\$299,995

FENCED BACKYARD! FULLY DEVELOPED! Located in a gated community, near walking trails and minutes from downtown but away from the hustle and bustle. This well maintained unit has so much to offer with a lower level that walks out to a fenced backyard (perfect for pets). Inside you will find laminate flooring throughout and loads of natural light. The open concept main floor hosts a kitchen, dining nook and living room perfect for entertaining. You will fall in love with the second floor laundry located just outside of 3 bedrooms. The walk out lower level is fully developed and offers a 1/2 bathroom and family room that could be used as a 3rd bedroom. Top that all off with an attached garage, fenced backyard with a ground level patio PLUS a second level deck! Some furniture negotiable. Condo fees \$384.24/month. Shingles, siding, windows and doors being replaced in all units. Buyers to verify all measurements.



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