



## 113 Farrell Cove Fort McMurray Alberta

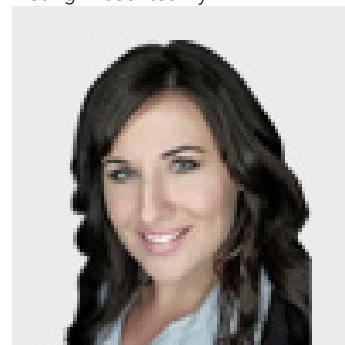
\$399,900

WHAT A FIND! PRICED TO SELL, SO ACT FAST! This beautiful 3 level split home sits on a MASSIVE 9546 square foot pie shaped lot located in a cul-de-sac! RV Parking Capabilities both on the driveway and corner of lot, which is fully landscaped and fenced! Laminate flooring flowing throughout the living spaces and bedrooms. Spacious kitchen boasts lots of storage and counter space, gas stove and dining area, and even an extra nook area that could be your coffee bar! The upper level features large primary bedroom with a 4pc ensuite bathroom, two bedrooms and another full bathroom. There is a large secondary living room in the lower level with direct access to the covered deck through the patio doors. The basement features a den, laundry room and ample storage space! The single attached garage is a BONUS! The location is PERFECT walkable location to schools, parks, and the Birchwood Trails! Book your showing today! Property is sold as is where is without any seller's warranties or representations. (id:6769)

Kitchen 12.75 Ft x 13.92 Ft  
Family room 19.92 Ft x 15.00 Ft  
Dining room 8.83 Ft x 9.92 Ft  
4pc Bathroom 7.58 Ft x 5.08 Ft  
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Bedroom 9.42 Ft x 11.67 Ft  
Bedroom 9.58 Ft x 11.75 Ft  
Primary Bedroom 11.33 Ft x 10.67 Ft

Den 12.00 Ft x 8.92 Ft  
Storage 9.00 Ft x 10.17 Ft  
Storage 19.08 Ft x 23.83 Ft  
Storage 8.33 Ft x 13.42 Ft  
Furnace 12.75 Ft x 11.08 Ft  
2pc Bathroom 4.83 Ft x 4.75 Ft  
Foyer 9.42 Ft x 11.83 Ft  
Living room 18.42 Ft x 18.00 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.gregwalsh.ca>

**RE/MAX**

**RE/MAX Fort McMurray**

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