



## 194 Pacific Crescent Fort McMurray Alberta

\$415,000

WOW! Investor Alert! 2 Bedroom LEGAL SUITE with tenant in place, is the PERFECT mortgage helper. Live upstairs and reap the rewards of a basement generating income! The main floor is open concept with 3 bedrooms, 2 bathrooms and the kitchen has a eat up breakfast bar with faux stainless appliances, and skylights to let the natural light in. The basement is developed with SEPARATE ENTRANCE, in floor heat, 2 bedrooms, spacious family room and kitchen and full bathroom. There is a common laundry with dual stackable sets of laundry machines. This home is priced to sell and will go quick! Call today to view. 24 hour notice is required for basement tenant. (id:6769)

4pc Bathroom .00 M x .00 M

Bedroom 4.52 M x 3.23 M

Bedroom 3.99 M x 2.72 M

Eat in kitchen 3.71 M x 3.81 M

Living room 4.52 M x 4.44 M

3pc Bathroom .00 M x .00 M

4pc Bathroom .00 M x .00 M

Bedroom 2.57 M x 3.25 M

Bedroom 3.25 M x 3.00 M

Primary Bedroom 3.89 M x 3.00 M

Kitchen 3.38 M x 3.07 M

Dining room 2.46 M x 3.25 M

Living room 4.98 M x 4.27 M

Listing Presented By:



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RE/MAX FORT MCMURRAY

<http://www.fortmcmurrayhome.com/>

**RE/MAX**

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