



## 305 Callen Drive Fort McMurray Alberta

\$470,000

Beautiful Duplex in a great location, with a one bedroom Legal basement suite. It has a separate entrance, full kitchen, in suite laundry. The main has an open concept floor plan with a great living room, kitchen, Dining room, a nice den or office on the main, plus a two piece bath. The upper floor has a large primary Bedroom with 4- piece Ensuite bathroom, and two additional bedrooms, a shared bathroom for the two bedrooms and a laundry room. No stress of taking laundry back and forth the stairs. The basement has been professionally completed with a Legal suite, separate side entrance, one bedroom, full kitchen, a 4- piece bathroom and a separate laundry. There is a nice backyard, a heated garage detached and additional parking at the side of the garage, accessibility from the back alley. The location of this beautiful home is close to two elementary schools, bussing for those that work on site, walking trails and nature, and quick access to HWY 63 north. The sellers will provide Title Insurance, in lieu of a Real Property Report and Compliance. Call today for your personal tour. (id:6769)

Primary Bedroom 4.22 M x 4.22 M

Bedroom 2.87 M x 4.04 M

Bedroom 2.85 M x 3.76 M

4pc Bathroom 1.52 M x 3.56 M

Laundry room 1.63 M x 2.06 M

4pc Bathroom 1.52 M x 2.44 M

Bedroom 5.51 M x 3.07 M

4pc Bathroom 2.52 M x 1.50 M

Kitchen 3.97 M x 4.01 M

Recreational, Games room 2.59 M x 4.01 M

Furnace 1.83 M x 4.04 M

Dining room 3.96 M x 2.36 M

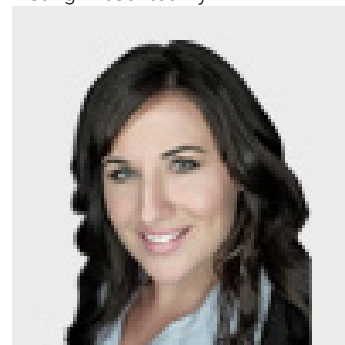
Kitchen 4.01 M x 3.73 M

Living room 3.99 M x 5.16 M

Office 1.73 M x 1.65 M

2pc Bathroom 1.60 M x 1.50 M

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

**RE/MAX**

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