

**195 Eymundson Road
Fort McMurray, Alberta**

MLS # A2273907



\$249,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,531 sq.ft.	Age:	1980 (45 yrs old)
Beds:	6	Baths:	3
Garage:	Driveway, Off Street, Paved, RV Access/Parking		
Lot Size:	0.13 Acre		
Lot Feat:	Back Yard, City Lot, Front Yard, Lawn		

Heating: Forced Air, Natural Gas

Floors: Laminate, Linoleum

Roof: Asphalt

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Wood

Features: Ceiling Fan(s), Laminate Counters, Open Floorplan, Separate Entrance, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1S

Utilities: -

Inclusions: N/A

Location, location! Do you love fixer uppers? Then I found you the perfect home that is just that. With some love and tools, this home can be turned into something spectacular. Live in the upstairs and let the kids and in-laws stay down stairs. Separate entrance to basement with 3 large bedrooms and a 3 piece bath.. If you are not into sharing the space then open it up and have the biggest family/games room that your teenagers will love. They will never want to leave home. The ideas are endless. Looks are deceiving if you can believe this home offers over 1500 sq feet of living space just on the main level. Master bedroom has a 3 piece en-suite bath with 2 additional generous sized bedrooms. Large living room with dining area option or leave as one big room for entertaining. Kitchen has a ton of cupboards and counter space as well as an eat in kitchen/dining area. All you need is the creative juices to flow to turn this investment into an amazing property that you will want to live in after it's all completed. So much potential that you have to see it to believe it. . Right across the street is green space and walking trails. Watch the kids walk to school as well as walking distance to playgrounds, soccer fields and the dog park. . Located on the bus route and a hop, skip and a jump to shopping and restaurants. Opportunities for this family home that is just waiting for great ideas and some sweat equity is endless.. Call today and get a viewing on this property so you can see the potential and feel the excitement this home has to offer. . Home is being sold as is.