



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**225 GLADSTONE Bay, Fort McMurray T9K 1S3**

MLS® #: **A2084397**

Area: **Thickwood**

Listing Date: **09/30/23**

List Price: **\$379,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 27-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1985**  
Lot Information  
Lot Sz Ar: **4,736 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,160**  
Low Sqft:  
Ttl Sqft: **1,160**

DOM

**223**

Layout

Beds: **5 (3 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Fruit Trees/Shrub(s),Gazebo,Lawn,No Neighbours Behind,Landscaped**  
Park Feat: **Double Garage Attached,Heated Garage,Insulated**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Vinyl Siding**  
Flooring: **Tile,Vinyl**  
Water Source:  
Fnd/Bsm: **Wood**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Jetted Tub,Kitchen Island,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	4`11" x 5`2"
Bedroom	Main	10`2" x 9`6"
Bedroom - Primary	Main	12`9" x 13`4"
Bedroom	Basement	12`4" x 11`8"

Room	Level	Dimensions
3pc Bathroom	Main	7`5" x 5`0"
Bedroom	Main	10`2" x 9`7"
4pc Bathroom	Basement	12`10" x 6`4"
Bedroom	Basement	8`0" x 10`0"

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

Legal Desc:

**8122231****R1S**

Remarks

Pub Rmks:

**FULLY DEVELOPED BUNGALOW IN A CUL DE SAC IN THICKWOOD NEXT TO SCHOOLS, PARKS, GREENBELT, SHOPPING AND MORE! Move-in-ready home with loads of updates at an affordable price. This home has seen many updates over the past few years that include NEW SHINGLES(2020), NEW KITCHEN (2023), RENOVATED BATHROOM, NEW ECO WALL FENCE, NEW BULL FROG HOT TUB AND MORE! Step inside this spacious bungalow offering over 2200 sq ft of living space. The main level offers a renovated kitchen with installed white kitchen cabinets, updated appliances, and an island and beautiful range hood. The front living room with fireplace. The main level continues with 3 bedrooms and 2 bathrooms. The main bathroom has been updated with a walk-in tiled shower, updated vanity and lighting. The Primary bedroom offers an updated 2 pc bathroom. The fully finished lower level includes a massive family room with wet bar, 2 bedrooms and a renovated bathroom with an oversized 2-person jetted tub. The exterior of the home offers a fully fenced lot that has been beautifully landscaped and has the addition of an eco-wall fence (made from recycled tires) which is known to offer additional sound barriers. The yard also features an enclosed deck with Infrared heater and a bullfrog hot tub new in 2021. In addition, you have an attached double-car heated garage, an extra-wide driveway, and room for RV parking. This home is complete with Central a/c and is perfectly located in the heart of Thickwood within walking distance to all amenities. Call today for your personal tour.**

Inclusions:

Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, window blinds, hot tub, garage heater, central a/c****COLDWELL BANKER UNITED**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**





















