



THE
A-TEAM

**RE/MAX
FIRST**

116 ROWAN Street, Fort McMurray T9H 2Y5

MLS® #: **A2093926**

Area: **Thickwood**

Listing Date: **11/23/23**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 08-Feb**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1978

Lot Information

Finished Floor Area

Abv Sqft:

1,302

Low Sqft:

Ttl Sqft:

1,302

Lot Sz Ar:

6,600 sqft

Lot Shape:

DOM

166

Layout

Beds:

4 (3 1)

Baths:

3.0 (2 2)

Style:

Bungalow

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Lawn,Landscaped

Additional Parking,Concrete Driveway,Double Garage Detached,Front Drive,Garage Door Opener,Garage Faces Front,Heated Garage,Interlocking Driveway,Off Street,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Concrete,Wood Frame

Flooring:

Carpet,Ceramic Tile,Laminate,Linoleum,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Window Coverings

Int Feat:

Ceiling Fan(s),See Remarks,Storage

Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	7`2" x 7`0"
Bedroom	Main	11`9" x 8`1"
Kitchen	Main	16`9" x 9`2"
Bedroom - Primary	Main	13`7" x 13`6"
Bedroom	Basement	15`5" x 12`0"
Storage	Basement	11`2" x 8`8"
Laundry	Basement	14`4" x 11`9"

Room	Level	Dimensions
Bedroom	Main	11`9" x 10`7"
Dining Room	Main	9`7" x 8`9"
Living Room	Main	13`5" x 18`3"
4pc Bathroom	Basement	5`1" x 11`9"
Game Room	Basement	28`11" x 23`10"
2pc Ensuite bath	Main	7`0" x 4`0"
2pc Ensuite bath	Main	2`10" x 7`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

4948TR

Remarks

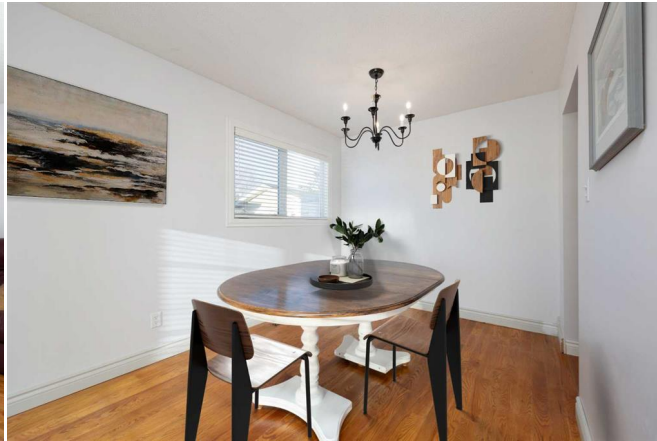
Pub Rmks: **TONS OF PARKING WITH LONG DRIVEWAY & DOUBLE DETACHED HEATED GARAGE | BACKING ONTO UTILITY RIGHT-OF-WAY | IMMEDIATE POSSESSION AVAILABLE | FRESH PAINT THROUGHOUT |** Welcome to 116 Rowan Street, located on a quiet street in the beautiful neighbourhood of Thickwood and close to two elementary schools, lots of amenities & the Birchwood Trails! On your way into this bungalow home, you will be greeted by a new lovely front porch built with sturdy and long-lasting Duradek decking to enjoy your morning coffee. Once inside, the main floor features a spacious and bright living room, kitchen, dining room with updated lighting, 3 bedrooms, and 1.5 bathrooms including an ENSUITE bathroom. The living room features a large window to allow for an abundance of natural light, and it opens up to the dining area which is next to the kitchen. The kitchen features another eating area, a new kitchen sink faucet, and access to the side entrance. The primary bedroom and the other 2 bedrooms are down the hall. The primary bedroom features a 2-piece ensuite bathroom! The main floor full bathroom features a tub/shower combo. In the basement, you will find a LARGE rec room (renovated to include a drop-down ceiling with pot lights), large bedroom with brand new IKEA closet system, full bathroom with tub/shower combo, large utility room with laundry, and a cold storage room. The backyard is partially fenced and backs onto a utility right-of-way. The backyard features a garden shed and a new beautiful, durable stone patio. The double HEATED (radiant heat) garage has a new insulated garage door. Freshly painted throughout! Furnace and air conditioner new in 2019. Hunter Douglas blinds throughout added ~3 years ago. All renovations have been meticulously done. Watch the 3D tour then book your showing today!

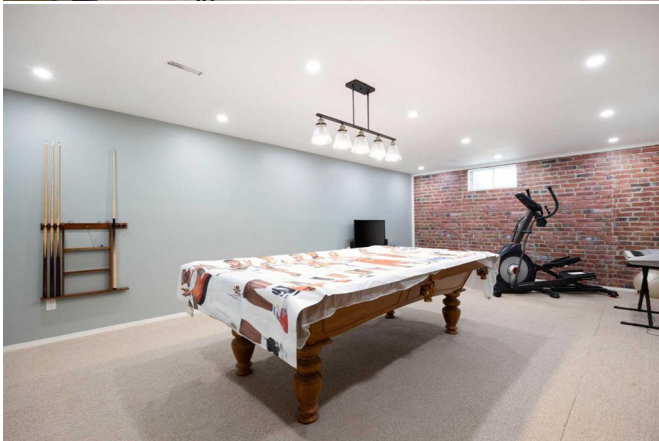
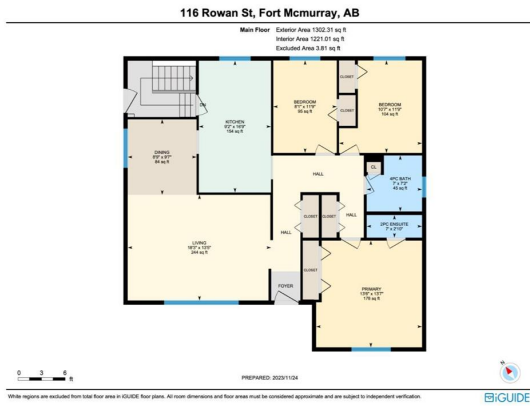
Inclusions: Refrigerator, Stove, Microwave, Dishwasher, Window Coverings, Central Air conditioner, Garden Shed, shelving in garage, garage heater, lean-to in the backyard, extra drop-down ceiling panels

Property Listed By: **RE/MAX FIRST**

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







116 Rowan St, Fort McMurray, AB

Basement (Below Grade) Exterior Area 1102.13 sq ft
Interior Area 1114.06 sq ft



PREPARED: 2023/1/24

Water features are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.

