



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**160 WAPITI Crescent, Fort McMurray T9H 4M8**

MLS® #: **A2104942**

Area: **Thickwood**

Listing Date: **02/01/24**

List Price: **\$409,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$11k, 12-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1978**

Lot Information

Finished Floor Area

Lot Sz Ar:

**6,589 sqft**

Abv Sqft:

**1,664**

Lot Shape:

Low Sqft:

Ttl Sqft:

**1,664**

DOM

**108**

Layout

Beds:

**4 (4 )**

Baths:

**3.0 (2 2)**

Style:

**2 Storey**

Parking

Ttl Park:

**3**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**See Remarks**

**Driveway,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace**

Sewer:

Ext Feat: **None**

Construction:

**See Remarks**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Bathroom</b>	<b>Main</b>		<b>Living Room</b>	<b>Main</b>	<b>13`7" x 18`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`1" x 11`6"</b>	<b>Breakfast Nook</b>	<b>Main</b>	<b>13`0" x 9`0"</b>
<b>Bedroom</b>	<b>Second</b>	<b>10`4" x 12`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`3" x 11`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>12`3" x 12`0"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`3" x 13`0"</b>
<b>4pc Bathroom</b>	<b>Second</b>		<b>2pc Ensuite bath</b>	<b>Second</b>	
<b>3pc Bathroom</b>	<b>Basement</b>		<b>Family Room</b>	<b>Basement</b>	<b>23`7" x 19`9"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7822691**

Zoning:  
**R1**

Remarks

Pub Rmks:

**SMART CHOICE! This SPACIOUS VALUE PACKED FAMILY HOME comes with an OVERSIZED SINGLE with Overhead Garage Door for backyard access through GARAGE and BIG Yard that is great for pets and kids to hang out, while you entertain family and friends around a BBQ. Situated in central Thickwood within walking distance to all amenities, birchwood trails, YMCA, schools, Shopping, bus route and so much more. This home features a RARE FIND of 4 bedrooms on same floor. Primary bedroom has a 2pc ensuite bathroom. The main floor is spacious with a wood burning fireplace to cozy up with family and friends. The kitchen has an eating area and is the perfect size for the chef of the home. Windows looking out to your back yard lets lots of natural light in and you can see your kids in the backyard. The living room and dining room are more formal for entertaining. Imagine a house full at the holidays! The basement is developed with a family room / recreational room, which can also be a flex room. If you are tired of the rental rat race and looking for an affordable home that won't break the bank? YOU FOUND IT! Call NOW to view.**

Inclusions:  
Property Listed By:

**fridge, stove, dishwasher, washer/dryer, all window coverings  
RE/MAX FORT MCMURRAY**

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













