



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**129 THICKET Drive, Fort McMurray T9H 3C5**

MLS®#: **A2107737**

Area: **Thickwood**

Listing Date: **02/13/24**

List Price: **\$399,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1974**

Lot Information

Finished Floor Area

Lot Sz Ar:

**8,170 sqft**

Lot Shape:

Abv Sqft:

**911**

Low Sqft:

Ttl Sqft:

**911**

DOM

**82**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Back Yard,Greenbelt,No Neighbours Behind  
Off Street,Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

**Other,Stucco**

Flooring:

**Ceramic Tile,Laminate,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Electric Stove,Microwave,Refrigerator,Washer**

Int Feat:

**Ceiling Fan(s),Laminate Counters,No Smoking Home**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>14`4" x 14`0"</b>	<b>Dining Room</b>	<b>Main</b>	<b>9`10" x 6`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 11`0"</b>	<b>4pc Bathroom</b>	<b>Main</b>	<b>9`7" x 4`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>10`11" x 11`10"</b>	<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 8`6"</b>
<b>Den</b>	<b>Lower</b>	<b>8`8" x 7`10"</b>	<b>Game Room</b>	<b>Lower</b>	<b>11`9" x 16`7"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`10" x 7`11"</b>	<b>3pc Bathroom</b>	<b>Lower</b>	<b>8`10" x 4`10"</b>
<b>Bedroom</b>	<b>Lower</b>	<b>8`3" x 11`2"</b>			

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**2625TR**

Remarks

Pub Rmks:

**Welcome home to 129 Thicket Drive. Perfectly located in the friendly community of Thicketwood, facing the tree line and the beautiful birchwood trails. This charming bi-level sits on a 8000sqft+ fully fenced lot with no neighbours behind. The large driveway can easily accommodate 4 vehicles + an oversized single garage perfect for toys! City living without the city feel. Upon entering you are greeted with fresh paint, new flooring and upgraded lighting throughout. The main level of this home features a bright open living room that flows to the eat in kitchen with real oak cabinets and brand new stainless steel appliances (2023). The full bathroom on this level has been beautifully revamped top to bottom (2021) which boasts new tile, new tub/shower with surround and new vanity with sink. The spacious primary, and another bedroom make up the rest of this level. Heading to the lower level, you enter a large rec room with big windows that offer an abundance of natural light! There is also a tiled den being used as an office that has rough in for a kitchenette. Two more bedrooms make up the basement with a 3pc bathroom and downstairs laundry(washer and dryer 2021). This cozy family home has been meticulously cared for, highlighting New Windows in 2021, New Hot Water Tank 2021, New Shingles in 2022, New Flooring and Trim 2022, New Deck in 2019. With back alley access, amazing fully landscaped lot, steps away from shopping, schools, public transportation, site bussing, view of Athabasca river and more - this home is sure to please and awaits its new owners! Book your private showing today!**

Inclusions:  
Property Listed By:

**Wood Stove**  
**ROYAL LEPAGE BENCHMARK**

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

















