



THE
A-TEAM

**RE/MAX
FIRST**

117 ROSS Street, Fort McMurray T9K 1B3

MLS® #: **A2115245**

Area: **Thickwood**

Listing Date: **03/15/24**

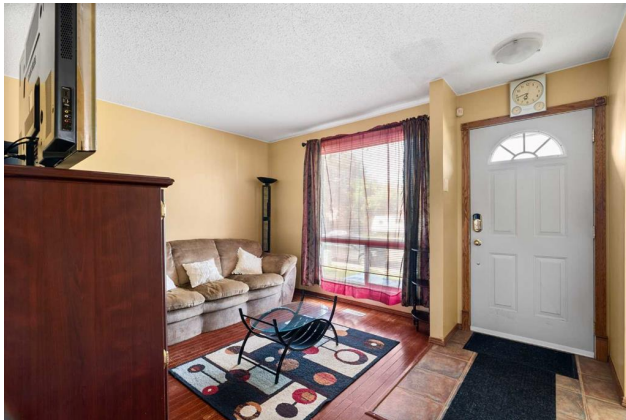
List Price: **\$229,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$6k, 26-Mar**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **1977**

Lot Information

Lot Sz Ar: **2,662 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,076**
Low Sqft:
Ttl Sqft: **1,076**

DOM

49

Layout

Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Level**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Central**
Sewer:
Ext Feat: **Other**

Construction: **Concrete, Vinyl Siding, Wood Frame**
Flooring: **Carpet, Hardwood, Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living Room	Main	13`4" x 10`9"
2pc Bathroom	Main	4`11" x 4`6"
4pc Bathroom	Upper	8`4" x 5`0"
Furnace/Utility Room	Basement	15`11" x 6`7"
Breakfast Nook	Main	7`5" x 4`11"
Bedroom	Upper	9`1" x 12`6"
Storage	Basement	5`8" x 3`8"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	7`5" x 9`4"
Bedroom	Upper	9`5" x 10`3"
3pc Bathroom	Basement	5`5" x 6`8"
Dining Room	Main	12`8" x 9`0"
Bedroom	Upper	9`1" x 10`4"
Bedroom	Basement	14`8" x 12`8"

Title:
Fee Simple
Legal Desc:

Zoning:
R3

7722544

Remarks

Pub Rmks: **NO CONDO FEES** Townhouse in Thickwood, close to schools, shopping, bus routes, green space, and more! This 4 Bedroom 2.5 Bathroom Townhouse is **MOVE IN READY** at an affordable price under \$230,000. As you enter you are welcomed by a living room leading to the dining and kitchen area that offers an extra space for breakfast nook or your home office. The main level of this home also offers a tucked away 2pc bathroom, great for guests! Heading upstairs, this home offers generous size 3 bedrooms and a full bathroom. The basement is fully developed and offers a bedroom and a full bath. There is a lot of storage space in the basement. The backyard has a partially covered deck and a shed for additional storage. The furnace was changed in 218 and the hot water tank was replaced in 2014. The furniture in the house is negotiable. Call today to book a personal viewing.

Inclusions:
Property Listed By:

None
EXP REALTY

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



