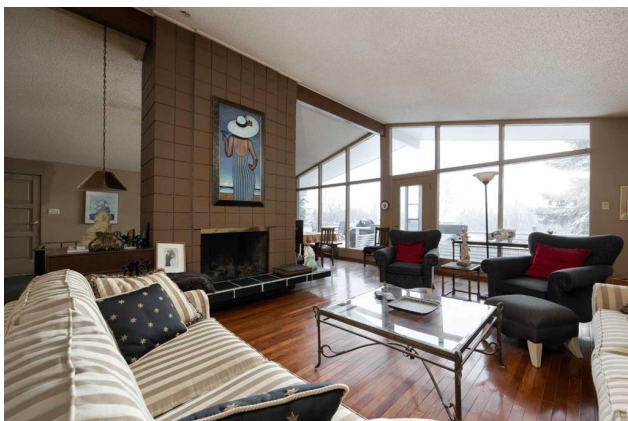


120 ROMAR Street, Fort McMurray T9H 2V9

MLS®#: **A2120622** Area: **Thickwood** Listing Date: **04/08/24** List Price: **\$475,000**
 Status: **Active** County: **Wood Buffalo** Change: **-\$30k, 28-Apr** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1971**
Lot Information
 Lot Sz Ar: **9,350 sqft**
 Lot Shape:
 Access:
 Lot Feat: **Back Yard,Landscaped,Private,See Remarks,Treed**
 Park Feat: **Double Garage Attached**

DOM

41
Layout
 Beds: **6 (4 2)**
 Baths: **3.5 (3 1)**
 Style: **Bungalow**

Parking

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

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Private Yard**
 Construction: **Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Freezer,Microwave,Refrigerator,Stove(s),Window Coverings**
 Int Feat: **Bar,High Ceilings,Kitchen Island,See Remarks,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	5'0" x 8'5"	4pc Bathroom	Main	7'2" x 8'5"
Bedroom	Main	12'8" x 8'3"	Bedroom	Main	9'5" x 11'2"
Bedroom	Main	9'4" x 14'6"	Dining Room	Main	10'0" x 12'3"
Kitchen	Main	19'2" x 15'10"	Living Room	Main	23'1" x 17'1"
Bedroom - Primary	Main	16'0" x 12'0"	2pc Bathroom	Basement	4'11" x 7'10"
3pc Bathroom	Basement	10'0" x 4'8"	Bedroom	Basement	11'8" x 14'3"
Bedroom	Basement	12'10" x 9'1"	Den	Basement	9'7" x 9'8"

Dining Room	Basement	18`3" x 13`4"	Kitchen	Basement	16`0" x 9`11"			
Kitchen	Basement	13`9" x 7`11"	Game Room	Basement	25`8" x 15`9"			
Furnace/Utility Room	Basement	38`2" x 13`5"	Legal/Tax/Financial					
Title:		Zoning:						
Fee Simple		R1						
Legal Desc:		4948TR		Remarks				
Pub Rmks:		This lovely walk-out bungalow is truly one of a kind and is located in a desirable area of Fort McMurray. From the moment you arrive, you'll be impressed by the massive driveway and double attached heated garage, as well as room for an RV. The huge executive bungalow boasts 5 bedrooms and 4 bathrooms. As you explore the property, you'll be amazed by the massive private yard and large deck, which is perfect for entertaining and enjoying the serene surroundings. Inside, the home is an impressive layout. The welcoming foyer leads to a formal dining area and a huge kitchen with plenty of cabinet space and a large island. The spacious living room features vaulted ceilings and a cozy wood-burning fireplace with a rock face as a central feature of the home. The main floor also includes bathrooms and 4 bedrooms upgraded with central and central vac. The finished basement is the perfect place to relax and unwind, with a large family room featuring a fireplace and wet bar, two bathrooms, and 2 bedrooms. The property is situated on a spacious 9,350 sqft lot. Located in the sprawling community of Thickwood is one of the city's most well-established, thriving neighbourhoods. A careful balance of surrounding amenities, combined with nearby natural green spaces make this a perfect home for all families. Picnic in the nearby parks, hike, bike or cross-country ski while admiring the stunning and treasured natural gem that is the Birchwood trails perfect for nature lovers. This captivating neighbourhood is conveniently close to recreational facilities such as the Centerfire Place where the much-loved Oil Barons play and locals can enjoy a rousing game of shiny, leisurely skating or the many year-round activities it hosts. Residents enjoy myriad amenities for every interest such as football/ rugby fields, tennis courts, outdoor ice rinks, local pubs, shopping districts, and walking distance to schools. Toss a ball for your dog at the neighbourhood off-leash dog park, grow your own veggies in the community garden or stay fit in the outdoor gym along the sidewalks and Birchwood Trails. The picturesque setting of Thickwood Heights allows the residents to enjoy a much-cherished community style of living.						
Inclusions:		3 Fridges, 2 gas stoves, dishwasher, washer, dryer, microwave, upright freezer, all window coverings, A/C, central vac, water softener, radiant garage heater, furnishings negotiable						
Property Listed By:		COLDWELL BANKER UNITED						

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



