



THE
A-TEAM

**RE/MAX
FIRST**

120 ROCK Bay, Fort McMurray T9K 1B2

MLS® #: **A2122812**

Area: **Thickwood**

Listing Date: **04/15/24**

List Price: **\$240,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **1977**
Lot Information
Lot Sz Ar: **3,008 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **721**
Low Sqft:
Ttl Sqft: **721**

DOM

20
Layout
Beds: **3 (1 2)**
Baths: **1.5 (1 1)**
Style: **3 Level Split**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Cul-De-Sac,Front Yard,Pie Shaped Lot**
Park Feat: **Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

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

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

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	11`5" x 5`9"	Kitchen	Main	11`5" x 9`10"
Living Room	Main	11`9" x 15`6"	4pc Bathroom	Second	0`0" x 0`0"
Bedroom - Primary	Second	23`5" x 13`5"	2pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	10`3" x 7`9"	Bedroom	Basement	12`5" x 7`9"

Legal/Tax/Financial

Title:

Zoning:

Fee Simple
Legal Desc:

7722544

R3

Remarks

Pub Rmks: **NO CONDO FEES!! END UNIT!! ATTENTION FIRST TIME BUYERS OR INVESTOR!!** Welcome to this newly renovated turnkey home with 3 bedrooms, 1.5 bathrooms located in a quiet cul-de-sac in Thickwood close to schools, shopping, walking trails, bus stops, **AND UNDER 250k!!** The interior has been completely renovated from top to bottom! The list includes new paint (2024), flooring(2023), windows(2023), exterior doors(2023), baseboards(2024), toilets(2023), light fixtures(2024), interior door hardware(2023), electrical switches and receptacles(2023), and hot water tank (2018). This home features an open-concept main floor, showcasing a generously sized living room seamlessly integrated with a kitchen that includes ceiling high cabinets that offer ample storage capacity as well as new stainless steel appliances(2023) that add a modern touch to the kitchen's functionality and aesthetics. Upstairs you will find a 4pc bathroom and a spacious master bedroom complete with access to the front deck. Heading downstairs there are 2 additional good sized bedrooms, along with a new washer and dryer, and a convenient 2pc bathroom. The backyard of this home has lots of room for activities and includes a deck as well as a shed for additional storage. An open green space borders the property line offering added privacy. There are also 2 parking spots in the back alley with extra street side parking out front. You couldn't ask for more!! Checkout the virtual tour and book your private showing today!

Inclusions:
Property Listed By: Dishwasher, Microwave, Refrigerator, Stove, Washer, Dryer
ROYAL LEPAGE BENCHMARK

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







