



THE
A-TEAM

**RE/MAX
FIRST**

128 TUNDRA Drive, Fort McMurray T9H 4S7

MLS® #: **A2123075**

Area: **Thickwood**

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

List Price: **\$414,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1980

Lot Information

Lot Sz Ar:

4,210 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,264

Low Sqft:

Ttl Sqft:

1,264

DOM

34

Layout

Beds:

6 (3 3)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

See Remarks, Vinyl Siding, Wood Frame

Flooring:

Carpet, Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Dishwasher, Dryer, Refrigerator, See Remarks, Stove(s), Washer**

Int Feat: **Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7' 0" x 8' 0"	Bedroom	Main	11' 0" x 13' 0"
Bedroom	Main	10' 0" x 8' 5"	Bedroom	Main	10' 8" x 13' 0"
Dining Room	Main	10' 0" x 16' 7"	Kitchen	Main	10' 8" x 9' 3"
Living Room	Main	16' 0" x 21' 0"	4pc Bathroom	Basement	5' 0" x 8' 0"
Bedroom	Basement	12' 0" x 11' 0"	Bedroom	Basement	10' 8" x 11' 0"

Bedroom	Basement	15`0" x 13`5"	Kitchen	Basement	14`5" x 8`0"
Game Room	Basement	15`0" x 16`0"	Furnace/Utility Room	Basement	14`0" x 8`8"
Legal/Tax/Financial					

Title:	Zoning:	
Fee Simple	R1S	
Legal Desc:	8120688	Remarks

Pub Rmks:	<p>Welcome to 128 Tundra Drive, nestled in the heart of Thickwood, conveniently situated across from the greenbelt access trail and within walking distance of two elementary schools and a high school. This home presents a very function layout with 3 bedrooms on the main level, complemented by an additional 3 BEDROOM BASEMENT INLAW SUITE. Upon entering the home, you are greeted by a spacious living room and an oversized dining area, both with large, bright windows overlooking the front yard. The kitchen showcases white cabinets and a subway-style backsplash. Gleaming hardwood floors seamlessly flow throughout the living room, dining room, and all 3 bedrooms on the main level.The basement introduces a generously sized 3 bedroom suite with its own separate entrance, a kitchenette featuring a pantry, a 4PC bathroom, and its own laundry facilities. The backyard provides ample parking space, including a detached heated double car garage with supplementary parking adjacent to it. Additional enhancements to the property include vinyl windows, vinyl siding, a front deck for the main floor, and a back deck accessible from the basement suite. Whether you're seeking a move-in-ready 6 bedroom home or exploring its rental potential, this property offers a turnkey solution for your housing needs.</p>				
Inclusions:	Fridge x 2, stove x2, dishwasher, washer x 2, dryer x 2				
Property Listed By:	RE/MAX FORT MCMURRAY				

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





