



THE
A-TEAM

**RE/MAX
FIRST**

154 HITCH Place, Fort McMurray T9H 3V7

MLS® #: **A2129473**

Area: **Thickwood**

Listing Date: **05/08/24**

List Price: **\$405,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Detached**
Sub Type: **Fort McMurray**
City/Town: **Fort McMurray**
Year Built: **1976**

Finished Floor Area
Abv Sqft: **1,084**
Low Sqft:
Ttl Sqft: **1,084**

DOM

197
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **7,441 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Garden,Landscaped,Private**
Park Feat: **Double Garage Detached,Driveway,Garage Faces Front,Oversized,Parking Pad,RV Access/Parking,Side By Side,Stall,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Garden,Private Yard**

Construction: **Vinyl Siding**
Flooring: **Ceramic Tile,Hardwood,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Laminate Counters,No Smoking Home,Storage**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	11`0" x 5`1"
Bedroom	Main	10`2" x 10`2"
Kitchen	Main	11`0" x 10`1"
Bedroom - Primary	Main	11`0" x 10`3"
Other	Basement	8`7" x 6`5"
Game Room	Basement	14`2" x 31`7"

Room	Level	Dimensions
Bedroom	Main	10`2" x 10`1"
Dining Room	Main	11`0" x 6`10"
Living Room	Main	16`0" x 16`0"
4pc Bathroom	Basement	11`8" x 7`11"
Bedroom	Basement	11`7" x 13`8"
Furnace/Utility Room	Basement	14`1" x 10`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7620092

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 154 Hitch Place: Nestled in a serene cul-de-sac in the heart of Thickwood, this charming 4-bedroom bungalow offers a peaceful retreat with ample parking and storage options. Located in Thickwood and North of the Bridge, the property boasts a spacious 7,441 sq/ft lot with a sunny and bright backyard, an oversized 24x24 detached garage, and plenty of room for creating gardens, green spaces, or storing recreational toys. As you step inside, you're greeted by a bright living room featuring an oversized window that floods the space with natural light. The dining room seamlessly connects to the kitchen, which offers well-maintained appliances, oak cabinets, and an island for extra prep space. The main level of the home accommodates three bedrooms and a four-piece bathroom, while an additional large bedroom is located downstairs. Recent updates to the lower level include new luxury vinyl plank floors and an updated three-piece bathroom (2024) and enjoy watching movies or the big game while entertaining behind the custom wet bar. Outside, the backyard presents an opportunity to create your own private oasis, with a green lane behind the home providing added space and privacy. The garage is perfectly sized and includes a convenient floor drain, while the area next to it offers potential for a garden or additional storage for recreational toys. Additional features of this home include an updated HWT (2019), central A/C, and shingles replaced in 2014. With updated electrical and a clean, move-in ready condition, this home is ready to welcome its new owners. Schedule a private tour today to explore all that this property has to offer.**

Inclusions: **N/A**
Property Listed By: **The Agency North Central Alberta**

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











