



THE
A-TEAM

**RE/MAX
FIRST**

921 THICKWOOD Boulevard #303, Fort McMurray T9H 5R6

MLS® #: **A2131010**

Area: **Wood Buffalo**

Listing Date: **05/10/24**

List Price: **\$99,888**

Status: **Active**

County: **Wood Buffalo**

Change: **+\$111, 09-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential Apartment**
Sub Type: **Fort McMurray**
City/Town: **2007**

Finished Floor Area
Abv Sqft: **1,023**
Low Sqft:
Ttl Sqft: **1,023**

DOM

129
Layout
Beds: **2 (2)**
Baths: **2.0 (2 0)**
Style: **Apartment**

Lot Information

Lot Sz Ar:
Lot Shape:

Parking

Ttl Park: **1**
Garage Sz:

Access:

Lot Feat:

Park Feat:

Heated Garage,Insulated,Parkade,Stall,Underground

Utilities and Features

Roof: **Asphalt**
Heating: **Baseboard,Natural Gas**
Sewer:
Ext Feat: **Balcony**

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

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Stove(s),Washer/Dryer**
Int Feat: **Breakfast Bar,Built-in Features,Closet Organizers,Elevator,High Ceilings,Jetted Tub,Kitchen Island,Laminate Counters,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks,Vaulted Ceiling(s),Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	8` 11" x 8` 11"	4pc Bathroom	Main	
Bedroom - Primary	Main	14` 3" x 12` 1"	4pc Ensuite bath	Main	

Legal/Tax/Financial

Condo Fee:
\$1,224

Title: **Fee Simple**
Fee Freq: **Monthly**

Zoning: **DC**

Legal Desc: **0724866**

Remarks

Pub Rmks: **TOP FLOOR CORNER 2 BEDROOM 2 BATHROOM PENTHOUSE CONDO BOASTING VAULTED CEILINGS, HUGE WINDOWS, 2 GAS FIREPLACES, LOADS OF SPACE, AND IN WOOD BUFFALO. Are you searching for a grand penthouse condo and wanting to be only a few minutes from Fort McMurray's Thickwood golf club? Well, you just found it. This one-of-a-kind unit will surely impress with its many features and unique qualities. Step inside to this fabulous living space that features 12-foot ceilings, an open concept living area, with a spacious kitchen offering loads of cabinets and countertop space, and an eat up breakfast bar. The kitchen overlooks the great room and dining room that is surrounded by windows and offers a gas fireplace. This space continues with 2 bedrooms and 2 full bathrooms. The primary bedroom features a walk-in closet and a 2-sided gas fireplace between your bedroom and ensuite. The ensuite features an oversized jetted tub, tile floors and tiled stand up shower with glass doors. This property also has a private balcony, an in-suite laundry room and storage room. In addition to all the outstanding features you have a heated underground parking stall. The location of this building is in Wood Buffalo and perfectly situated across from a shopping plaza, and you are next to walking trails, greenbelt, and moments from the Thickwood golf club and Bear and Buffalo restaurant. This is an excellent opportunity for you to own a turnkey property, or an investment property. Please call to schedule your private tour of the dream condo!**

Inclusions: **fridge, stove, dishwasher, washer, dryer, one assigned heated under ground parking stall**

Property Listed By: **COLDWELL BANKER UNITED**

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