



THE
A-TEAM

**RE/MAX
FIRST**

102 HIGHLAND Close, Fort McMurray T9H 3T5

MLS®#: **A2142516**

Area: **Thickwood**

Listing Date: **06/15/24**

List Price: **\$359,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$16k, 11-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1976**
Lot Information
Lot Sz Ar: **7,037 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,468**
Low Sqft:
Ttl Sqft: **1,468**

DOM

93
Layout
Beds: **6 (4 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **1**
Garage Sz: **2**

Access:

Lot Feat: **Other**
Park Feat: **Driveway, Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Floor Furnace**
Sewer:
Ext Feat: **None**

Construction:
See Remarks
Flooring:
Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"
Bedroom	Main	12`10" x 8`7"
Bedroom	Main	9`8" x 10`6"
Dining Room	Main	13`8" x 10`4"
Kitchen	Main	13`5" x 11`7"
Bedroom	Basement	12`4" x 9`8"
Game Room	Basement	12`11" x 27`10"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	9`5" x 8`7"
Bedroom - Primary	Main	13`6" x 11`10"
Living Room	Main	13`9" x 17`11"
Bedroom	Basement	9`5" x 8`0"
2pc Bathroom	Basement	5`1" x 8`8"
Storage	Basement	22`10" x 13`5"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7620092

Remarks

Pub Rmks: **WOW! FANTASTIC property located in Central Thickwood, is the PERFECT place to call home. This home features a spacious CORNER lot, big deck off the back, and in a great neighborhood! Inside you will find 5 bedrooms, 2.5 bathrooms, and a spacious main floor for entertaining family and friends. The basement features 2 bedrooms, bath, and family room and a den. The attached single car garage adds the perfect compliment to this beautiful family home. This home is sold as is where is without any seller's warranties or representations. Schedule A to accompany all offers. CHECK OUT OUR 3D TOUR AND CALL NOW TO VIEW THIS HOME!**

Inclusions:
Property Listed By: **N/A
RE/MAX FORT MCMURRAY**

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









