



THE
A-TEAM

**RE/MAX
FIRST**

178 HIGHLAND Close, Fort McMurray T9H 3T5

MLS®#: **A2150253**

Area: **Thickwood**

Listing Date: **07/17/24**

List Price: **\$474,888**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1976**
Lot Information
Lot Sz Ar: **5,932 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,271**
Low Sqft:
Ttl Sqft: **1,271**

DOM

61
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Fruit Trees/Shrub(s),Front Yard,Greenbelt,Landscaped**
Park Feat: **Double Garage Detached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer: **Public Sewer**
Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Bookcases,Built-in Features,Ceiling Fan(s),Closet Organizers,Crown Molding,Pantry,Storage,Vinyl Windows,Walk-In Closet(s)**
Utilities: **Cable Connected,Electricity Connected,Natural Gas Connected,Water Connected**

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	4`5" x 5`0"	4pc Bathroom	Main	7`11" x 5`0"
Bedroom	Main	10`3" x 9`7"	Bedroom	Main	13`8" x 9`7"
Bedroom - Primary	Main	13`0" x 12`8"	3pc Bathroom	Basement	10`0" x 5`6"
Bedroom	Basement	12`7" x 13`11"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7620092

Remarks

Pub Rmks: **WELCOME TO THICKWOOD'S HIDDEN GEM 178 HIGHLAND CLOSE. A fully developed bi-level tucked away in a quiet cul-de-sac, FACING THE GREENBELT in central Thickwood. This beautiful four-bedroom three-bathroom home has seen loads of renovations which includes the most recent , BRAND NEW ASPHALT DRIVEWAY O9N THE EXTERIOR AND ON THE INTERIOR FRESH PAINT making a bright white atmosphere throughout the home a brand NEW professionally installed 3 pc bathroom in the basement NEW SHINGLES in 2021, NEW INSULATION 2016 siding and windows were replaced in 2007. Along with those fantastic exterior renovations, the yard offers just under 6000 square-foot lot that is fully fenced in landscaped, a detached HEATED garage that features 10 FOOT CEILINGS, and a 9 FOOT OVERHEAD DOOR, the driveway is extended offering room for RV parking. Step inside the over 2300 sq ft of living space, featuring a large living room with hardwood floors that continues to a large formal dining room with garden doors leading to your rear deck. The bright and functional kitchen offers refurbished two-tone cabinetry, backsplash, pantry, and built-in shelving for a coffee bar alongside your dining nook. The main level continues with 3 bedrooms and 2 renovated bathrooms. The Primary bedroom features 2 pc ensuite. The fully developed basement offers fresh paint, updated flooring, a large family room with a gas fireplace, and a games room with a dry bar with a built-in full-size fridge. There is an additional 4th bedroom and brand new professionally installed 3 pc bathroom with stand-up shower alongside built-in shelving. This lower level offers large above ground windows giving you tons of natural light, and tons of storage space. This home has been immaculately kept and pride of ownership shines through. Added bonus the sellers are willing to leave a large majority of the furnishings and are leaving all mounted tv's. Call today to schedule a viewing of this move-in ready home, that is perfectly located close to schools, shopping, community gardens and walking trails.**

Inclusions: **fridge, stove, dishwasher, microwave, washer, dryer, stand up freezer, fridge in the basement, some furnishings negotiable, garage heater, garage opener.**
Property Listed By: **COLDWELL BANKER UNITED**

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







