



THE
A-TEAM

**RE/MAX
FIRST**

173 ELMORE Drive, Fort McMurray T9H 4N8

MLS®#: **A2151123**

Area: **Thickwood**

Listing Date: **07/20/24**

List Price: **\$449,900**

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**

Finished Floor Area

Abv Sqft: **1,013**
Low Sqft:
Ttl Sqft: **1,013**

DOM

58
Layout
Beds: **4 (3 1)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Lot Information

Lot Sz Ar: **5,617 sqft**
Lot Shape:

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Lawn,No Neighbours Behind,Rectangular Lot**
Park Feat: **Concrete Driveway,Double Garage Detached,Garage Door Opener,On Street,RV Access/Parking**

Utilities and Features

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

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Garage Control(s),Range,Range Hood,Refrigerator,Washer/Dryer**
Int Feat: **Closet Organizers,French Door,Kitchen Island,No Animal Home,No Smoking Home,Recessed Lighting,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	11`1" x 10`8"	Living Room	Main	11`1" x 16`0"
Dining Room	Main	11`1" x 7`8"	Bedroom - Primary	Main	11`11" x 10`6"
Bedroom	Main	11`11" x 13`1"	Bedroom	Main	11`11" x 8`9"
4pc Bathroom	Main	8`4" x 5`0"	Bedroom	Basement	13`4" x 11`3"
4pc Bathroom	Basement	9`11" x 5`7"	Laundry	Basement	9`9" x 9`8"
Flex Space	Basement	22`2" x 19`10"	Furnace/Utility Room	Basement	15`1" x 8`8"

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **7823135**

Zoning: **R1S**

Remarks

Pub Rmks: **A piece of paradise in the heart of Thickwood, that's what can be found at 173 Elmore Drive! As you pull into the extra long driveway that leads to the double heated and insulated detached garage, you know immediately this property has been meticulously maintained over the years. Outside you'll be pleased with the privacy fencing and back yard, with a gas BBQ and two tiered deck! As you open the door to the split entranceway, there's nothing out of place. Let's start with the custom kitchen, containing a matching movable island, super convenient when entertaining. Enjoy large front windows in both the eat in kitchen and adjacent living room with wood burning fireplace. Continuing down the hallway, bedroom 3 is currently used as an office, bedroom two as a family room, with double patio doors that open to the back deck, and the primary abode with floor to ceiling Ikea shelving makes storage a non-issue! A tastefully updated 4 piece main bath completes the main level. Moving down to the basement, a surprise is around every corner. Here, a 4th bedroom caps off the sleeping quarters. A second 4 piece updated bath with large soaker tub is perfect for guests. A DREAMY, professionally crafted laundry room with a stainless utility sink will make you love laundry day, as it truly is a happy place to be! Just when you think this house is out of offerings on the basement level, enter through the French Doors and find yourself transported into your own personal gym, and when you're not working up a sweat, there's a gas stove to warm you up. On one wall, a drop down screen hangs, and you can enjoy a weekend of movie watching on your projection tv. There is also an abundance of storage in this home, located next to the utility room. Updates to the home include: LVP flooring throughout most of the living areas, except in the bathrooms where there's ceramic tile, making this a great choice for people with allergies or pets. Big ticket items that have been replaced and updated include HWT in 2017, Furnace 2014, New Roof 2017, central air installation. There are no neighbours directly behind you, and schools, shopping, the arena, entertainment, churches and all other amenities are steps away. Call or text your favourite agent today for your personal viewing!**

Inclusions: **All window coverings, stand up freezer**
 Property Listed By: **PEOPLE 1st REALTY**

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