



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**127 CHRISTINA Court, Fort McMurray T9K1H3**

MLS®#: **A2151350**

Area: **Thickwood**

Listing Date: **07/31/24**

List Price: **\$599,900**

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**  
Lot Information  
Lot Sz Ar: **10,204 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,377**  
Low Sqft:  
Ttl Sqft: **2,377**

DOM

**49**  
Layout  
Beds: **5 (4 1 )**  
Baths: **3.5 (3 1)**  
Style: **1 and Half Storey**

Parking

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

Access:

Lot Feat: **Back Lane,Cul-De-Sac,Landscaped,Pie Shaped Lot,Private,See Remarks**  
Park Feat: **Additional Parking,Concrete Driveway,Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Baseboard,Boiler,Natural Gas,Radiant,Zoned**  
Sewer:  
Ext Feat: **BBQ gas line,Lighting,Other,Private Yard**

Construction:  
**See Remarks**  
Flooring:  
**Ceramic Tile,Hardwood,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:  
**Wood**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Built-in Features,Granite Counters,High Ceilings,Kitchen Island,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Pantry,See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	5`1" x 4`5"
Family Room	Main	11`8" x 9`11"
Kitchen	Main	18`0" x 11`8"
Living Room	Main	18`9" x 24`9"
4pc Ensuite bath	Second	0`0" x 0`0"
Bedroom	Second	12`7" x 10`2"
Bedroom	Second	12`7" x 7`10"

Room	Level	Dimensions
Dining Room	Main	11`2" x 16`9"
Foyer	Main	5`11" x 8`9"
Laundry	Main	13`10" x 8`11"
4pc Bathroom	Second	9`3" x 0`0"
Bedroom - Primary	Second	15`4" x 13`0"
Bedroom	Second	12`7" x 10`2"
Walk-In Closet	Second	4`11" x 9`8"

3pc Bathroom  
Den  
Storage

Basement  
Basement  
Basement

6`2" x 5`9"  
7`5" x 9`11"  
4`2" x 9`2"

Bedroom  
Game Room  
Storage

Basement  
Basement  
Basement

14`5" x 10`5"  
25`1" x 25`6"  
3`8" x 4`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**7921223**

Remarks

Pub Rmks:

**127 Christina Court! LOCATION, FAMILY & FUNCTIONALITY!!** This beautiful, 2377 sqft home + 1207 SQFT fully developed basement sits on a 10,204 sqft, pie-shaped lot on a very quiet, central Thickwood cul de sac, close to schools, the Birchwood Trail system & shopping. A very cool & unique feature of this home is a very large concrete sports court in the rear yard for all 4 seasons of fun; basketball, road hockey, ice hockey, tennis, chalk art or learning to ride a bike! You name it...it's large enough to accommodate all activities, entertainment, festivities & family functions! This family home has 4 bedrooms up on the 2nd floor which includes one full bathroom as well as a primary 4-piece ensuite with 10ft walkthrough closet, stand-up shower & separate tub. The second-floor balcony looks down to the main floor foyer; which is very large & accommodating for the family. Once inside you'll love the open concept of this home with vaulted ceiling to the second-floor landing area and large windows allowing the natural light to pour in. You'll also notice this is a pet free & smoke free home as well! Main floor has a large Laundry/Mudroom for the family to the double attached garage. The mudroom has custom cabinetry with the ultimate family organizers & lockers for each + you have a fold away ironing board, laundry sink, large storage cabinets, a chest freezer & ½ bath. This Mud/Laundry Room is a must have for any busy, active family! Main floor is also where you will find the renovated custom kitchen including a large island with eat-up bar & stools + chefs prep station & stool hideaway. Just off the kitchen you have a family/dining room (which can be either) with a gas fireplace & brick mantle. Off the other side of the kitchen you have Den area/Flex room (dining room) with a picture window which all looks out to the massive rear yard! This also connects to the 2-tier living room with a cozy sunken area and larger formal living space with towering windows. Lower-level basement has a family/rec room with a gas fireplace, games area and Ballet training space. Basement features beautiful wood beams adding a stunning accent for this area of the home which you'll love, and has been renovated with vinyl plank flooring and fresh paint. You also have a cold storage room, other additional storage, 3-piece bathroom, 5th bedroom + office/weight room/Night shift room! Features of this home also include radiant heating, large rear decks with Hot Tub, Large Shed/Shop with shelving in the rear yard, good side yard with access for ATV's if needed and a large recently installed concrete driveway which accommodates 4 vehicles just to name a few! Come & visit this home to learn more and make it yours today!

Inclusions:

**FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER, PIANO, HOT TUB (AS-IS), KITCHEN STOOLS, CHEST FREEZER, GARAGE CABINETS (4), 3 SHELVING UNITS (3), TV MOUNT IN BASEMENT**

Property Listed By:

**COLDWELL BANKER UNITED**

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











