



THE A-TEAM

RE/MAX FIRST

129 ROBIN Crescent, Fort McMurray T9H 2W4

MLS@#: A2151991 Area: Thickwood Listing 07/26/24 List Price: \$484,900
Status: Active County: Wood Buffalo Change: -\$15k, 17-Sep Association: Fort McMurray



General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Fort McMurray
Year Built: 1978
Finished Floor Area
Abv Sqft: 2,011
Low Sqft:
Ttl Sqft: 2,011
Lot Sz Ar: 8,212 sqft
Lot Shape:

DOM

54
Layout
Beds: 5 (3 2)
Baths: 3.5 (3 1)
Style: 2 Storey Split

Parking

Ttl Park: 4
Garage Sz: 2

Access:

Lot Feat: Back Yard, Corner Lot, Cul-De-Sac, Landscaped, Street Lighting, Pie Shaped Lot
Park Feat: Double Garage Attached

Utilities and Features

Roof: Asphalt Shingle
Heating: Fireplace(s), Forced Air, Natural Gas
Sewer:
Ext Feat: Lighting, Storage

Construction: Brick, Stucco, Wood Frame
Flooring: Carpet, Laminate
Water Source:
Fnd/Bsmt: Wood

Kitchen Appl: Dishwasher, Dryer, Electric Stove, Range Hood, Refrigerator, Washer
Int Feat: Kitchen Island, Open Floorplan, Storage
Utilities:

Room Information

Table with 6 columns: Room, Level, Dimensions, Room, Level, Dimensions. Lists rooms like 2pc Bathroom, Family Room, Living Room, etc. with their respective levels and dimensions.

Bedroom
Game Room
Storage
Furnace/Utility Room

Basement
Basement
Basement
Basement

11`2" x 16`5"
10`9" x 18`5"
6`10" x 6`4"
14`11" x 16`5"

Bedroom
Storage
Storage

Basement
Basement
Basement

11`10" x 11`7"
4`0" x 9`2"
10`9" x 11`10"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

4948TR

Zoning:
R1

Remarks

Pub Rmks: **Perfectly situated in an established neighbourhood in Thickwood, this charming two-story home offers 2,011 square feet of living space, ideal for a growing family. Nestled on an expansive 8,200+ square foot corner lot in a quiet cul-de-sac, this family home provides both comfort and convenience. Upon entering, you'll be welcomed by a cozy and spacious family room, adorned with a bright bay window that floods the space with natural light. The open-concept kitchen is a modern chef's dream, featuring ample cabinetry, generous counter space, stainless steel appliances and an eatup island that overlooks the dining area and second family room. The family room, complete with a wood-burning fireplace, offers a warm retreat during the winter months. From here, step out into the large backyard that is surrounded by mature trees, providing both privacy and enough space for a trampoline, pool, play set or all of the above! An additional bedroom, currently used as an office, is conveniently located off the hallway leading to the laundry room and double attached garage. Upstairs, discover three spacious bedrooms, including a master suite with a walk-in closet and a four-piece ensuite. The updated 5pc main bathroom is shared between two well sized bedrooms. The basement offers a versatile recreation room and two additional large bedrooms, a spacious 4pc bathroom and 3 separate storage rooms to comfortably store your seasonal items and more. This fully developed family home is ideally located close to schools, parks, and just down the street from walking trails, making it a perfect choice for those seeking privacy and convenience. Call to book your viewing today!**

Inclusions: **Refrigerator, Stove, Dishwasher, Hood Range, Washer, Dryer, All Existing Window Coverings, detached shed**

Property Listed By: **EXP REALTY**

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









