



THE
A-TEAM

**RE/MAX
FIRST**

129 ROBIN Crescent, Fort McMurray T9H 2W4

MLS®#: **A2151991** Area: **Thickwood** Listing Date: **07/26/24** List Price: **\$464,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$20k, 06-Nov** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **8,212 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **2,011**
 Low Sqft:
 Ttl Sqft: **2,011**

DOM

178
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

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	5`8" x 4`6"	Dining Room	Main	13`5" x 11`1"
Family Room	Main	12`3" x 23`5"	Laundry	Main	11`2" x 8`0"
Living Room	Main	14`8" x 18`3"	Laundry	Main	11`2" x 10`3"
Living Room	Main	14`8" x 18`3"	Office	Main	11`2" x 10`3"
4pc Ensuite bath	Upper	4`11" x 8`0"	5pc Bathroom	Upper	7`5" x 8`0"
Bedroom	Upper	11`5" x 11`6"	Bedroom	Upper	10`8" x 9`8"
Bedroom - Primary	Upper	12`4" x 13`1"	4pc Bathroom	Basement	7`7" x 9`3"

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









