



THE
A-TEAM

**RE/MAX
FIRST**

108 PIVEN Place, Fort McMurray T9H 4M4

MLS®#: **A2156845** Area: **Thickwood** Listing Date: **08/10/24** List Price: **\$379,900**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1979**
Lot Information
 Lot Sz Ar: **6,566 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,342**
 Low Sqft:
 Ttl Sqft: **1,342**

DOM

40
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **2 Storey**

Parking

Ttl Park: **4**
 Garage Sz: **2**

Access:
 Lot Feat: **Landscaped**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Floor Furnace,Natural Gas**
 Sewer:
 Ext Feat: **None**

Construction:
See Remarks
 Flooring:
Carpet,Ceramic Tile,Hardwood
 Water Source:
 Fnd/Bsmt:
Wood

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Dining Room	Main	9`0" x 11`5"
Living Room	Main	24`6" x 11`6"
Bedroom - Primary	Second	12`4" x 10`6"
3pc Bathroom	Basement	0`0" x 0`0"
Storage	Basement	6`10" x 6`7"

Room	Level	Dimensions
4pc Bathroom	Second	0`0" x 0`0"
Kitchen	Main	8`7" x 10`6"
Bedroom	Second	10`7" x 12`4"
Bedroom	Basement	10`8" x 10`11"
Family Room	Basement	21`6" x 14`7"
Furnace/Utility Room	Basement	11`4" x 11`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7822691

Zoning:
R1

Remarks

Pub Rmks: **DO YOU LOVE A BIG YARD? This Unique 2 story home on a quiet cul-de-sac in Thickwood. features 2 bedrooms and full bath up, with the primary bedroom having its own balcony overlooking your back yard! The main floor living room features a gas fireplace with brick surround, and the kitchen has seen some updating with beautiful backsplash, open to the dining room. The main floor also features a guest bathroom and laundry. The basement is developed (needs new flooring), with a 3rd bedroom, 3pc bathroom and spacious family/rec room, sauna and storage. Past renovations include: Shingles were replaced approx. 8 years ago, siding and windows were updated over the years,. For those boys with toys, how about a Large double HEATED garage, perfect for hanging out! The backyard is fenced and has a big rear deck to enjoy the sunshine, a firepit and a hot tub! FANTASTIC LOCATION near schools, shopping, dog park, Birchwood trails, and Thickwood Golf and Country Club! So many things to LOVE about this location and this home! CALL NOW to view!**

Inclusions: **fridge, stove, dishwasher, washer/dryer/all window binds, heater in garage, hot tub, firepit**

Property Listed By: **RE/MAX FORT MCMURRAY**

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