



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**117 WAPITI Crescent, Fort McMurray T9H 4M9**

MLS® #: **A2158893**

Area: **Thickwood**

Listing Date: **08/21/24**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 16-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1978**  
Lot Information  
Lot Sz Ar: **7,550 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **2,104**  
Low Sqft:  
Ttl Sqft: **2,104**

DOM

**28**  
Layout  
Beds: **4 (3 1 )**  
Baths: **2.5 (2 1)**  
Style: **4 Level Split**

Parking

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

Access:

Lot Feat: **Back Yard,Few Trees,Front Yard,Lawn,Garden,Reverse Pie Shaped Lot,Landscaped,Private**  
Park Feat: **Double Garage Detached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Oversized,Parking Pad,RV Access/Parking,Side By Side**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **BBQ gas line,Fire Pit,Garden,Private Yard,Rain Gutters**

Construction: **Stucco**  
Flooring: **Hardwood,Laminate**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**  
Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**  
Int Feat: **Built-in Features,French Door,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Storage,Vinyl Windows**  
Utilities:

Room Information

Room	Level	Dimensions
Breakfast Nook	Main	12`8" x 9`8"
Kitchen	Main	9`3" x 13`11"
Sunroom/Solarium	Main	11`9" x 12`6"
4pc Bathroom	Second	7`6" x 4`11"
Bedroom	Second	10`10" x 10`8"
Bedroom	Basement	11`8" x 13`4"
Workshop	Basement	15`7" x 20`3"

Room	Level	Dimensions
Dining Room	Main	12`10" x 11`0"
Living Room	Main	15`8" x 12`7"
2pc Ensuite bath	Second	4`7" x 4`11"
Bedroom	Second	7`6" x 11`7"
Bedroom - Primary	Second	12`6" x 14`1"
Furnace/Utility Room	Basement	18`9" x 10`6"
4pc Bathroom	Lower	8`2" x 4`11"

Other Lower 4` 4" x 5` 6" Game Room Lower 18` 10" x 22` 10"  
 Legal/Tax/Financial

Title: Zoning:  
**Fee Simple** R1  
 Legal Desc: 7822691

Remarks

Pub Rmks: **Welcome to 117 Wapiti Crescent: Lovingly owned for nearly 40 years, this meticulously maintained four-level split home is a testament to pride of ownership. Set on a spacious 7,550 sq/ft lot with mature trees and gardens, this expansive property offers a peaceful retreat with modern upgrades and timeless charm. Boasting four bedrooms, two and a half bathrooms, brand new windows (2021), a new furnace (2021), and a new hot water tank (2022), this home is truly move-in ready and shines above the rest. As you arrive, you'll appreciate the wide driveway, which can easily accommodate three large vehicles, along with two additional parking spaces inside the double car garage. The home's curb appeal is immediately evident, reflecting the care and attention it has received over the decades. Upon entering, you'll find yourself in the heart of the home, where the formal dining room and front living room greet you with vaulted ceilings and a cozy wood-burning fireplace in the living room and plenty of space for large dinners and celebrations in the dining room. Light-coloured hardwood floors flow throughout the main and upper levels, enhancing the natural light that floods each space through the new windows. This home radiates warmth and comfort from the moment you step inside. The kitchen, located just behind the dining room, features well-maintained, white refinished cabinets, a pantry for storage, and ample cabinet and counter space. Adjacent to the kitchen, a charming breakfast nook connects to the permitted addition at the back of the home. This favourite space offers picturesque views of the backyard, a gas fireplace for year-round comfort, and a ceiling crafted from restored wood originating from the old Cedars Steakhouse, adding a touch of Fort McMurray history. It's the perfect spot to relax and enjoy the sights and sounds of nature. The upper level provides a private retreat with three bedrooms and a four-piece bathroom. The primary bedroom, with its own two-piece ensuite, easily accommodates a king-size bed. Just below the main level, the recreation room awaits, featuring a pellet stove for efficient heating and a dry bar with a mini-fridge, creating a fun and inviting atmosphere for gatherings. A four-piece bathroom completes this level. Descending further into the basement, you'll discover a well-equipped woodworking shop, perfect for hobbyists, complete with custom cabinets and all the tools needed to indulge in your craft. The fourth bedroom, located off the workshop, offers a comfortable space for guests, while the laundry room, equipped with brand new washer and dryer (2024), provides additional storage and a corner setup for arts and crafts. Homes like this, cared for over nearly four decades, are a rare find in our region. Schedule a private tour of this charming, well-loved property today.**

Inclusions: **Mini Fridge, Basement shop equipment - Negotiable.**  
 Property Listed By: **The Agency North Central Alberta**

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











