



THE
A-TEAM

**RE/MAX
FIRST**

129 ROSSLYN Street, Fort McMurray T9H 2X9

MLS®#: **A2159170**

Area: **Thickwood**

Listing Date: **08/22/24**

List Price: **\$459,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 18-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1975**

Finished Floor Area
Abv Sqft: **1,147**
Low Sqft:
Ttl Sqft: **1,147**

Lot Information

Lot Sz Ar: **6,592 sqft**
Lot Shape:

DOM

27
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Landscaped,Standard Shaped Lot,Views**
Park Feat: **Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard,Storage**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Carpet,Laminate,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Garage Control(s),Microwave,Refrigerator,Stove(s),Washer**
Int Feat: **Ceiling Fan(s)**
Utilities:

Room Information

Room	Level	Dimensions
Bedroom	Main	10`1" x 9`2"
Bedroom - Primary	Main	13`9" x 11`4"
4pc Bathroom	Main	8`5" x 5`0"
Living Room	Main	13`5" x 18`9"
Bedroom	Basement	12`11" x 11`5"
4pc Bathroom	Basement	8`3" x 5`1"
Other	Basement	4`4" x 6`7"

Room	Level	Dimensions
Bedroom	Main	10`1" x 8`4"
2pc Ensuite bath	Main	4`9" x 4`11"
Kitchen	Main	13`8" x 12`11"
Dining Room	Main	9`11" x 9`3"
Bedroom	Basement	12`8" x 12`2"
Game Room	Basement	15`4" x 22`10"
Storage	Basement	13`2" x 15`7"

Title: **Fee Simple**
 Zoning: **R1**
 Legal Desc: **4948TR**

Remarks

Pub Rmks: **Welcome to this inviting 5 bed, 2.5 bath, renovated home; located in desirable Thickwood Heights across from green space with direct access to trails! Stepping inside, you are greeted with a bright living room featuring a tray ceiling and a stunning stone feature wall with a modern electric fireplace. There is a formal dining room adjacent to the living room that connects you with the recently renovated kitchen. The renovated kitchen is a highlight, boasting white shaker-style cabinetry, a beautiful quartz countertop, a striking tile backsplash, and stainless steel appliances, including a garburator. A window above the sink provides a charming view of the backyard to watch kids or pets at play. The spacious primary bedroom accommodates a king-sized bed and offers a 2-piece renovated ensuite. Two additional well-sized bedrooms and a 4-piece bathroom complete the main floor. Downstairs, discover 2 more generous bedrooms, a large recreation space with a wet bar, a second full bathroom, a laundry area, and ample storage. The home also features hot water on demand, shingles (replaced in 2023), and windows that are approximately 5 years old. Outside, relax on the covered patio overlooking your west-facing, fenced-in yard with a shed. Enjoy the convenience of an oversized 12'11" x 32'6" single-car garage to keep your vehicle warm or work on projects during the winter months. Located in a family-friendly neighbourhood with easy access to amenities and schools, this home is perfect for growing families. Don't miss out on this exceptional property**

Inclusions: **Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, Garage Opener, Shed**
 Property Listed By: **EXP REALTY**

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









