



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**109 ROBICHAUD Street, Fort McMurray T9K 1C5**

MLS®#: **A2163773**

Area: **Thickwood**

Listing Date: **09/06/24**

List Price: **\$469,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1981**

Finished Floor Area

Abv Sqft: **1,517**

Low Sqft:

Ttl Sqft: **1,517**

Lot Information

Lot Sz Ar: **6,600 sqft**

Lot Shape:

DOM

**12**

Layout

Beds: **3 (3 )**

Baths: **2.5 (2 1)**

Style: **2 Storey**

Parking

Ttl Park: **2**

Garage Sz: **2**

Access:

Lot Feat: **Landscaped,See Remarks**

Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other,Storage**

Construction:

**Wood Frame**

Flooring:

**Hardwood,Laminate,Vinyl**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**See Remarks**

Int Feat:

**Laminate Counters,See Remarks,Storage**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>	<b>Dinette</b>	<b>Main</b>	<b>12`10" x 9`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 12`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>11`3" x 18`7"</b>
<b>Sunroom/Solarium</b>	<b>Main</b>	<b>11`10" x 10`5"</b>	<b>4pc Bathroom</b>	<b>Upper</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Upper</b>	<b>11`9" x 12`1"</b>	<b>Bedroom</b>	<b>Upper</b>	<b>11`8" x 10`0"</b>
<b>Bedroom - Primary</b>	<b>Upper</b>	<b>12`5" x 12`4"</b>	<b>3pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>Office</b>	<b>Basement</b>	<b>10`10" x 9`8"</b>	<b>Game Room</b>	<b>Basement</b>	<b>15`6" x 17`2"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**4950TR**

Remarks

Pub Rmks: **109 Robichaud Street - This beautiful two storey home is located on a quiet street in Thickwood with a double attached garage. Your home is situated on a large lot with a fenced back yard and extra storage. Inside you will find a nice size foyer with built in storage area before bringing you to your oversized living room with laminate flooring and lot's of natural light as well as upgraded lighting; the living room leads to your Renovated kitchen. The Kitchen has a huge island area with stainless steal appliances and updated cupboards and an abundance of countertop space, new light fixtures, and an oversized dinette area leading to a large 2nd living room space with tons of windows and access to your back yard. The upstairs boasts 3 oversized bedrooms including the primary bedroom and a full 4 piece bathroom with newer vinyl tile flooring. The basement is fully developed with a large rec room, a bonus area with a closet that can be converted to a fourth bedroom and a 3 piece bathroom. This home is a must see and features a newer furnace and hot water tank!! Call today for your private viewing!!!**

Inclusions:  
Property Listed By: **fridge stove, dishwasher, washer, dryer, microwave, garage door opener, window coverings**  
**COLDWELL BANKER UNITED**

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















