



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**124 MARTEN Place, Fort McMurray T9H 4M5**

MLS®#: **A2170322**      Area: **Thickwood**      Listing Date: **10/25/24**      List Price: **\$489,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$10k, 12-Nov**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1979**      Abv Sqft: **1,608**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **9,188 sqft**      Ttl Sqft: **1,608**  
 Lot Shape:

DOM

**69**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Garden,Irregular Lot,Landscaped,Many Trees**  
 Park Feat: **Concrete Driveway,Double Garage Detached,Off Street,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**  
 Sewer:  
 Ext Feat: **Garden,Private Yard**

Construction: **Wood Siding**  
 Flooring: **Carpet,Hardwood**  
 Water Source:  
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,None,Other,Refrigerator,Washer/Dryer**  
 Int Feat: **Quartz Counters,Sauna,See Remarks,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living/Dining Room Combination</b>	<b>Main</b>	<b>15`1" x 25`11"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`7" x 9`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`0" x 15`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`6" x 6`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`7" x 9`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`4" x 10`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>23`10" x 31`1"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>13`7" x 9`9"</b>
<b>Family Room</b>	<b>Main</b>	<b>10`5" x 16`1"</b>
<b>3pc Ensuite bath</b>	<b>Main</b>	<b>7`6" x 5`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`1" x 9`9"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>13`10" x 14`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>12`4" x 10`3"</b>
<b>Storage</b>	<b>Basement</b>	<b>5`1" x 5`4"</b>











