

## 124 MARTEN Place, Fort McMurray T9H 4M5

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



Type:	Residential			69	
Type:	Detached			Layout	
Town:	Fort McMurray	Finished Floor Area		Beds:	5 (3 2 )
Built:	1979	Abv Sqft:	1,608	Baths:	3.0 (3 0)
<u>nformation</u>		Low Sqft:		Style:	Bungalow
Sz Ar:	9,188 sqft	Ttl Sqft:	1,608		
Shape:				<u>Parking</u>	
				Ttl Park:	4
				Garage Sz:	2
ess:					
eat:	Back Yard.Cul-De-	Sac.Front Yard.Garde	n.Irregular Lot.La	ndscaped.Many Trees	

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

Roof:	Asphalt Shingle		Construction:						
Heating:	Fireplace(s),Forced Air,Natura	Gas,Wood	Wood Siding						
Sewer:			Flooring:						
Ext Feat:	Garden,Private Yard		Carpet, Hardwood						
			Water Source:						
			Fnd/Bsmt:						
			Wood						
Kitchen Appl:	Dishwasher,E	Dishwasher,Electric Stove,Microwave Hood Fan,None,Other,Refrigerator,Washer/Dryer							
Int Feat:	Quartz County	Quartz Counters,Sauna,See Remarks,Vinyl Windows							
int reat.	Qualitz Coulity	is, sauna, see keniarks, vinyr windows							
	Quartz Counte	is, sauna, see kemarks, vinyr windows							
	Quartz Count	ns, sauna, see kemarks, vinyr Windows	Room Information						
Utilities:	Level	Dimensions	Room Information	Level	Dimensions				
Utilities: Room				Level Main	<u>Dimensions</u> 13`7" x 9`9"				
Utilities: Room Living/Dining	Level	Dimensions	Room						
Utilities: Room Living/Dining Kitchen	<u>Level</u> I Room CombinationMain Main	<u>Dimensions</u> 15`1" x 25`11"	<u>Room</u> Dining Room	Main	13`7" x 9`9"				
Utilities: Room Living/Dining Kitchen Bedroom - Pri	<u>Level</u> I Room CombinationMain Main imary Main	<u>Dimensions</u> 15`1" x 25`11" 13`7" x 9`5"	<u>Room</u> Dining Room Family Room	Main Main	13`7" x 9`9" 10`5" x 16`1"				
Utilities: Room Living/Dining Kitchen Bedroom - Pri 4pc Bathroom	<u>Level</u> I Room CombinationMain Main imary Main	Dimensions 15`1" x 25`11" 13`7" x 9`5" 11`0" x 15`10"	<u>Room</u> Dining Room Family Room 3pc Ensuite bath	Main Main Main	13`7" x 9`9" 10`5" x 16`1" 7`6" x 5`6"				
Utilities: Room	<u>Level</u> I Room CombinationMain Main rimary Main n Main	Dimensions 15`1" x 25`11" 13`7" x 9`5" 11`0" x 15`10" 7`6" x 6`5"	Room Dining Room Family Room 3pc Ensuite bath Bedroom	Main Main Main Main	13`7" x 9`9" 10`5" x 16`1" 7`6" x 5`6" 11`1" x 9`9"				

Utilities and Features

Other	Basement	13`9" x 15`0"
		Legal/Tax/Financial
Title:		Zoning:
Fee Simple		R1
Legal Desc:	7822691	
		Remarks
Pub Rmks: Inclusions: Property Listed By:	charming home is surrounde floor, allowing for an abunda and dining room, perfect for offers ample space with quar primary bedroom, as well as usage. There are 2 additiona storage space await behind f tucked away in a secluded ar (2022). The fence between 1 miss out - call today to sched	bedroom bungalow located in a quiet cul-de-sac on a sought-after street in Thickwood. Situated on a nearly 9,200 square feet lot, this d by mature trees, creating a serene and private oasis. Step inside and be greeted by beautiful hardwood flooring throughout the main ince of natural light to fill the space through large new windows (all new windows 2022). The foyer leads to a generously sized living entertaining. The family room boasts a cozy wood-burning fireplace, and a sliding door opens onto the backyard retreat. The kitchen rtz countertops and a dinette area. The main floor features 3 bedrooms, including a stunningly renovated ensuite bathroom in the a 4-piece main bathroom and a convenient laundry area. Downstairs, you'll find a large rec room offering endless possibilities for l bedrooms and a bathroom with a sauna, perfect for accommodating guests. For those who love to tinker, a workshop and plenty of folding doors. The double heated garage and extra-long driveway provide ample parking for multiple vehicles. This truly unique home is rea, yet conveniently located close to walking trails, schools, shopping, and more. BIG ITEM UPDATES: Shingles (2021) and windows 24 & 128 Marten: it sits off the property line on 128's side approximately 2 inches and belongs to the owner of 128 Marten Place. Don't dule your personal showing! TR microwave, washer & dryer, garage heater

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

















