



THE
A-TEAM

**RE/MAX
FIRST**

108 PIVEN Place, Fort McMurray T9H 4M4

MLS®#: **A2178490**

Area: **Thickwood**

Listing Date: **11/11/24**

List Price: **\$359,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Lot Sz Ar:

6,566 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,382

Low Sqft:

Ttl Sqft:

1,382

DOM

40

Layout

Beds:

3 (2 1)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped

Double Garage Attached,Driveway

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Floor Furnace,Natural Gas

Sewer:

Ext Feat:

None

Construction:

See Remarks

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Second	0`0" x 0`0"
Dining Room	Main	9`0" x 11`5"	Kitchen	Main	8`7" x 10`6"
Living Room	Main	24`6" x 11`6"	Bedroom	Second	10`7" x 12`4"
Bedroom - Primary	Second	12`4" x 10`6"	Bedroom	Basement	10`8" x 10`11"
3pc Bathroom	Basement	0`0" x 0`0"	Family Room	Basement	21`6" x 14`7"
Storage	Basement	6`10" x 6`7"	Furnace/Utility Room	Basement	11`4" x 11`0"

Legal/Tax/Financial

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

Zoning: **R1**

Remarks

Pub Rmks: **DO YOU LOVE A BIG YARD? This Unique 2 story home on a quiet cul-de-sac in Thickwood. features 2 bedrooms and full bath up, with the primary bedroom having its own balcony overlooking your back yard! The main floor living room features a gas fireplace with brick surround, and the kitchen has seen some updating with beautiful backsplash, open to the dining room. The main floor also features a guest bathroom and laundry. The basement is developed (needs new flooring), with a 3rd bedroom, 3pc bathroom and spacious family/rec room, sauna and storage. Past renovations include: Shingles were replaced approx. 8 years ago, siding and windows were updated over the years,. For those boys with toys, how about a Large double HEATED garage, perfect for hanging out! The backyard is fenced and has a big rear deck to enjoy the sunshine, a firepit and a hot tub! FANTASTIC LOCATION near schools, shopping, dog park, Birchwood trails, and Thickwood Golf and Country Club! So many things to LOVE about this location and this home! CALL NOW to view!**

Inclusions: **Fridge, stove, dishwasher, washer, dryer, heater in garage**

Property Listed By: **RE/MAX FORT MCMURRAY**

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









