



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**195 EYMUNDSON Road, Fort McMurray T9H4N1**

MLS® #: **A2178801**

Area: **Thickwood**

Listing Date: **11/12/24**

List Price: **\$299,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1980**  
Lot Information  
Lot Sz Ar: **5,605 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,521**  
Low Sqft:  
Ttl Sqft: **1,521**

DOM

**8**  
Layout  
Beds: **6 (3 3)**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **4**  
Garage Sz:

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Greenbelt,Landscaped,Street Lighting,Treed**  
Park Feat: **Driveway,Front Drive,Off Street,Parking Pad,Paved**

Utilities and Features

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

Construction: **Concrete,Mixed,Wood Frame**  
Flooring: **Linoleum,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave,Refrigerator,Stove(s),Washer,Window Coverings**  
Int Feat: **French Door,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>11`5" x 10`2"</b>
<b>Living Room</b>	<b>Main</b>	<b>20`7" x 15`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`4" x 11`6"</b>
<b>3pc Bathroom</b>	<b>Main</b>	<b>8`0" x 4`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>16`11" x 12`11"</b>

Room	Level	Dimensions
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 8`8"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 8`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>14`4" x 10`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`10" x 12`1"</b>

**Bedroom**                      **Basement**                      **13`6" x 12`5"**                      **4pc Bathroom**                      **Basement**  
Legal/Tax/Financial

Title:    Zoning:    **R1S**  
**Fee Simple**  
Legal Desc:                                      **7823135**

Remarks

Pub Rmks:                                      **Do you love fixer uppers? Then I found you the perfect home that is just that and needs some TLC. The upstairs has fresh paint, beautiful brand new vinyl flooring throughout! With some love and some tools, this home can be turned into something spectacular. Separate entrance to basement that has great potential for an in law suite! If you are not into sharing the space then open it up and create the biggest family/games room that your teenagers will love. They will never want to leave. The ideas are endless. Looks are deceiving if you can believe this home offers over 1500 sq feet of living space just on the main level. Master bedroom has en-suite bath with 2 additional generous sized bedrooms. Large living room with dining area option or leave as one big room for entertaining. Kitchen has a ton of cupboard and counter space as well as a eat in kitchen/dining area. All you need is the creative juices to flow to turn this investment into a amazing property that you will want to live in after its all completed. So much potential that you have to see it to believe it. Right across the street is green space and walking trails. Watch the kids walk to school as well as walking distance to playgrounds, soccer fields and the dog park. . Located on the bus route and a hop, skip and a jump to shopping and restaurants. Opportunities for this family home that is just waiting for great ideas and some sweat equity is endless.. Call today and get a viewing on this property so you can see the potential and feel the excitement that I do!**

Inclusions:                                      **N/A**  
Property Listed By:                              **3% REALTY FORT MCMURRAY**

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





