



THE
A-TEAM

**RE/MAX
FIRST**

148 ROCK Bay, Fort McMurray T9K1B2

MLS®#: **A2179397**

Area: **Thickwood**

Listing Date: **11/15/24**

List Price: **\$214,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Row/Townhouse

City/Town:

Fort McMurray

Year Built:

1977

Lot Information

Finished Floor Area

Lot Sz Ar:

3,069 sqft

Lot Shape:

Abv Sqft:

920

Low Sqft:

Ttl Sqft:

920

DOM

197

Layout

Beds:

3 (1 2)

Baths:

1.5 (1 1)

Style:

3 Level Split

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Backs on to Park/Green Space

Parking Pad

Utilities and Features

Roof: **Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Balcony,Fire Pit**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Carpet,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garburator,Microwave Hood Fan,Refrigerator,Washer**
Int Feat: **Ceiling Fan(s),No Smoking Home,Open Floorplan**
Utilities:

Room Information

Room	Level	Dimensions
Kitchen	Main	10`0" x 15`0"
Loft	Second	13`0" x 7`11"
4pc Bathroom	Second	8`0" x 4`11"
Bedroom	Lower	10`0" x 7`0"
2pc Bathroom	Lower	5`0" x 4`11"

Room	Level	Dimensions
Living Room	Main	13`0" x 15`0"
Bedroom - Primary	Second	15`0" x 7`10"
Bedroom	Lower	10`0" x 7`0"
Furnace/Utility Room	Lower	5`0" x 4`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R3

7722544

Remarks

Pub Rmks:

Located in the heart of Thickwood and just steps from Shopping and the Birchwood trials is this beautiful 3 level split townhouse. Everything has been done for you with newer siding/windows on the upper levels, shingles, newer bathroom fixtures through out, newer custom kitchen with stainless appliances and upgraded flooring through out, hot water tank is about 3 years old. The main floor is open concept with the kitchen and living room, upstairs is a large primary bedroom with a large patio overlooking the greenbelt, the lower level features 2 bedrooms, a 2 piece bath and the laundry. Just steps away from the birchwood trails Sobeys and Kicking Horse.

Inclusions:
Property Listed By:

**Fridge, Stove , dishwasher, OTR Microwave, washer, dryer,
RE/MAX Connect**

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



