



THE
A-TEAM

**RE/MAX
FIRST**

148 ROCK Bay, Fort McMurray T9K1B2

MLS®#: **A2179397** Area: **Thickwood** Listing Date: **11/15/24** List Price: **\$229,900**
 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
 Lot Sz Ar: **3,069 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **920**
 Low Sqft:
 Ttl Sqft: **920**

DOM

136
Layout
 Beds: **3 (1 2)**
 Baths: **1.5 (1 1)**
 Style: **3 Level Split**

Parking

Ttl Park: **3**
 Garage Sz:

Access:

Lot Feat: **Back Lane,Back Yard,Backs on to Park/Green Space**
 Park Feat: **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	Room	Level	Dimensions
Kitchen	Main	10`0" x 15`0"	Living Room	Main	13`0" x 15`0"
Loft	Second	13`0" x 7`11"	Bedroom - Primary	Second	15`0" x 7`10"
4pc Bathroom	Second	8`0" x 4`11"	Bedroom	Lower	10`0" x 7`0"
Bedroom	Lower	10`0" x 7`0"	Furnace/Utility Room	Lower	5`0" x 4`11"
2pc Bathroom	Lower	5`0" x 4`11"			

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7722544

Zoning:
R3

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. 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



