



THE
A-TEAM

**RE/MAX
FIRST**

146 ERINDALE Road, Fort McMurray T9H 4N5

MLS® #: **A2182375**

Area: **Thickwood**

Listing Date: **12/03/24**

List Price: **\$360,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1987**

Finished Floor Area
Abv Sqft: **1,165**
Low Sqft:
Ttl Sqft: **1,165**

Lot Information

Lot Sz Ar: **4,950 sqft**
Lot Shape:

DOM

18
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane**
Park Feat: **Double Garage Attached, Multiple Driveways**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Private Yard**

Construction: **Mixed**
Flooring: **Laminate, Linoleum**
Water Source:
Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer**
Int Feat: **Central Vacuum, Pantry**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Bedroom	Main	9`0" x 10`0"	Bedroom	Main	8`0" x 10`0"
Bedroom - Primary	Main	13`4" x 11`0"	4pc Bathroom	Main	5`0" x 8`0"
Bedroom	Lower	11`9" x 10`4"	Bedroom	Lower	7`6" x 10`7"
4pc Bathroom	Lower	9`0" x 8`0"	2pc Ensuite bath	Main	8`0" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

78323135

Zoning:
RS1

Remarks

Pub Rmks:

on a quiet street in Thickwood , this family home is ready for new owners. Pull into your driveway that has RV parking AND your double garage. main Floor is well lit, with good size living room. Eat in Kitchen / Dining with panty and french doors leading to your large fenced back yard (with a short cut to a bus stop) 3 bedrooms, primary with walk in closet and ensuite. Down is a separate entrance with 2 bedroom inlaw suite. This home is well maintained and ready for a new family , located within walking distance to school and shopping. This home should be on your viewing list before someone else makes it home !

Inclusions:
Property Listed By:

N/A
COLDWELL BANKER UNITED

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





