



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**110 ROSS Street, Fort McMurray T9K 1E5**

MLS®#: **A2186621**      Area: **Thickwood**      Listing Date: **01/09/25**      List Price: **\$389,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1981**      Abv Sqft: **1,542**  
 Lot Information      Low Sqft:  
 Lot Sz Ar: **5,024 sqft**      Ttl Sqft: **1,542**  
 Lot Shape:

DOM

**11**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.0 (1 2)**  
 Style: **2 Storey**

Parking

Ttl Park: **3**  
 Garage Sz: **1**

Access:  
 Lot Feat: **Backs on to Park/Green Space**  
 Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt**      Construction: **Concrete**  
 Heating: **Forced Air**      Flooring: **Carpet,Ceramic Tile,Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**  
 Int Feat: **Quartz Counters,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Bathroom	Main	7`10" x 5`0"	Dining Room	Main	10`1" x 12`0"
Family Room	Main	13`11" x 16`6"	Foyer	Main	7`6" x 7`9"
Kitchen	Main	15`0" x 9`4"	Living Room	Main	15`0" x 11`4"
2pc Bathroom	Second	7`9" x 5`2"	Bedroom	Second	9`2" x 12`0"
Bedroom	Second	12`11" x 11`3"	Bedroom - Primary	Second	12`11" x 11`4"
3pc Bathroom	Basement	7`9" x 5`1"	Bedroom	Basement	14`0" x 10`10"
Bedroom	Basement	14`2" x 8`6"	Furnace/Utility Room	Basement	10`3" x 10`11"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**7922412**

Remarks

Pub Rmks: **This elegant two-story, single-family dwelling is the perfect haven for any growing family, offering an abundance of space, versatility, and thoughtful design. From its carefully planned layout to its functional living areas, this home is built to accommodate the modern family life. On the second floor, the home boasts three generously sized bedrooms including a primary bedroom. These rooms provide privacy making it perfect for rest and relaxation. The second-floor layout is completed by a full bathroom, conveniently located to serve all the bedrooms, ensuring ease and comfort in everyday living. The main floor offers a blend of functionality and elegance, creating spaces that cater to both family life and entertaining. It features a great room and a cozy family room, whether it's enjoying quiet evenings with loved ones or hosting larger gatherings, this floor provides a versatile backdrop. The addition of a formal dining area offers an inviting space for holiday dinners, celebrations, or casual meals with friends. The fully developed basement extends the home's living space, making it ideal for a variety of uses. With two additional bedrooms and a full bathroom, the basement is well-suited for accommodating guests or setting up a home office. The flexibility of this area ensures that the home grows with the family's changing needs over time. Situated on a larger lot backing onto a parkway, this home offers a spacious yard, a detached garage, and a prime location. Close to shopping, schools, and pathways, it's perfect for those seeking convenience and tranquility. Book your viewing soon**

Inclusions: **Fridge, OTR Microwave, stove, dishwasher, Washer, Dryer, All window coverings**  
Property Listed By: **EXP REALTY**

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







