



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**233 TAMARACK Way, Fort McMurray T9K1A2**

MLS®#: **A2187972**

Area: **Thickwood**

Listing Date: **01/13/25**

List Price: **\$184,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1984**  
Lot Information  
Lot Sz Ar: **5,884 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,287**  
Low Sqft:  
Ttl Sqft: **1,287**

DOM

**7**  
Layout  
Beds: **3 (3)**  
Baths: **1.5 (1 1)**  
Style: **Modular Home**

Parking

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

Access:

Lot Feat: **Back Yard,Corner Lot**  
Park Feat: **Additional Parking,Double Garage Attached,Driveway,Heated Driveway,Heated Garage**

Utilities and Features

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

Construction: **Vinyl Siding**  
Flooring: **Carpet,Linoleum**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Other**  
Int Feat: **High Ceilings,Open Floorplan**  
Utilities:

Room Information

Room	Level	Dimensions
<b>2pc Bathroom</b>	<b>Main</b>	<b>6`7" x 2`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 7`9"</b>
<b>Foyer</b>	<b>Main</b>	<b>7`9" x 11`6"</b>
<b>Laundry</b>	<b>Main</b>	<b>5`6" x 7`8"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>13`0" x 11`8"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`7" x 7`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`0" x 7`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`3" x 13`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>15`3" x 19`6"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RMH**

**7720073**

Remarks

Pub Rmks:

**Welcome to this perfectly situated home on a nearly 6,000 square foot lot, where you can enjoy all the benefits of homeownership without any condo fees! As you step inside, you're welcomed by a spacious entryway that offers direct access to the oversized double attached heated garage, providing convenience during those chilly winter months. The heart of this home is the expansive kitchen, featuring an eat-up bar and ample counter and cupboard space, making meal preparation and storage a breeze. The kitchen seamlessly flows into the bright and airy living room, where large windows flood the space with natural light. The open-concept design effortlessly connects the living room, dining room, and kitchen, creating an ideal space for easy entertaining. The home is host to 3 bedrooms and 1.5 bathrooms; the two smaller bedrooms each have direct access to the 2-piece jack and jill bathroom. Step outside to enjoy the generous backyard, complete with a spacious deck, perfect for summer barbecues and outdoor gatherings. The handy storage shed provides ample space for tools and outdoor equipment. The fully fenced lot ensures privacy and security, while the spacious front driveway can accommodate 4-6 vehicles, offering plenty of parking space. Located on a quiet street, yet just moments away from major shopping amenities, restaurants, and schools, this home combines peaceful living with urban convenience. And with just a little love, this home presents an incredible opportunity for your family to grow and thrive—all at an affordable price. Schedule your showing today!**

Inclusions:  
Property Listed By:

**N/A**  
**The Agency North Central Alberta**

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



