



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 JACKPINE Way, Fort McMurray T9K 1A6**

MLS®#: **A2188212**      Area: **Thickwood**      Listing Date: **01/14/25**      List Price: **\$124,500**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$400, 17-Jan**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **4,400 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Yard**  
 Park Feat: **None**

Finished Floor Area

Abv Sqft: **1,086**  
 Low Sqft:  
 Ttl Sqft: **1,086**

DOM

**6**  
Layout  
 Beds: **3 (3 )**  
 Baths: **1.0 (1 0)**  
 Style: **Mobile**

Parking

Ttl Park: **2**  
 Garage Sz:

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Vinyl Siding**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Block,Wood**  
 Kitchen Appl: **None**  
 Int Feat: **Open Floorplan**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>32`7" x 25`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>35`3" x 29`6"</b>
<b>Bedroom</b>	<b>Main</b>	<b>32`10" x 25`2"</b>	<b>Dining Room</b>	<b>Main</b>	<b>42`11" x 29`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>30`4" x 41`7"</b>	<b>Living Room</b>	<b>Main</b>	<b>42`11" x 50`10"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>35`0" x 33`4"</b>			

Legal/Tax/Financial

Title:      Zoning:

**Fee Simple**

Legal Desc:

**7720073**

**RMH**

Remarks

Pub Rmks: **Affordable Living! Unique opportunity to gain some sweat equity! Welcome to This 1060 sq ft, 3 bed 2 bath mobile is located in the established neighbourhood of Thickwood. This property features matured trees, beautiful yard and welcoming and spacious entryway. Enjoy an open concept living room with laminate floor and large windows. The spacious kitchen is finished with a glass tile backsplash, laminate flooring, range hood and a bright dining area with black feature wall. This mobile site on a 4400 sq ft lot and does not have condo fees! Call now to schedule your private viewing.**

Inclusions: **As is where is at the time of possession**

Property Listed By: **ROYAL LEPAGE BENCHMARK**

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



















