



THE
A-TEAM

**RE/MAX
FIRST**

150 WOODLAND Drive, Fort McMurray T9K1R3

MLS® #: **A2189224** Area: **Thickwood** Listing Date: **01/23/25** List Price: **\$315,000**
 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: **1,489**
Lot Information Low Sqft:
 Lot Sz Ar: **6,975 sqft** Ttl Sqft: **1,489**
 Lot Shape:

DOM

7
Layout
 Beds: **1 (1)**
 Baths: **1.0 (1 0)**
 Style: **1 and Half Storey**

Parking

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

Access:
 Lot Feat: **Back Yard**
 Park Feat: **Double Garage Attached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **See Remarks**
 Heating: **Forced Air,Natural Gas** Flooring: **Ceramic Tile**
 Sewer: Water Source:
 Ext Feat: **Other** Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom - Primary	Second	11`11" x 11`7"	4pc Bathroom	Second	6`7" x 4`3"

Legal/Tax/Financial

Title: **Fee Simple** Zoning: **R1**

Legal Desc: 8122231

Remarks

Pub Rmks: Located in Thickwood Heights, this single-family home is ready for your personal touches. It sits on a pie-shaped lot with a large backyard. With features such as an attached double garage, a two-car driveway, two living rooms, a dining area, and a large kitchen, this home already checks many boxes. Thickwood Heights has extensive shopping, multiple school options, and some incredible dining options. It is also known as the heart of the outdoors, as it has the beautiful Birchwood Trails.

Inclusions: Property being sold as is where is and comes with no warranties
Property Listed By: RE/MAX Connect

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



