



THE
A-TEAM

**RE/MAX
FIRST**

204 CARDINAL Drive, Fort McMurray T9K 1H6

MLS®#: **A2189354**

Area: **Thickwood**

Listing Date: **01/22/25**

List Price: **\$399,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1980**

Finished Floor Area
Abv Sqft: **1,131**
Low Sqft:
Ttl Sqft: **1,131**

DOM

8
Layout
Beds: **3 (3)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Lot Information

Lot Sz Ar: **7,879 sqft**
Lot Shape:

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Few Trees,Street Lighting,Yard Lights**
Park Feat: **Double Garage Detached,Driveway,Heated Garage,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Lighting,Private Yard**

Construction: **Stucco,Vinyl Siding**
Flooring: **Laminate,Other,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Breakfast Bar,Kitchen Island**
Utilities:

Room Information

Room	Level	Dimensions
3pc Bathroom	Lower	6`6" x 9`5"
Game Room	Lower	19`8" x 23`11"
Kitchen	Main	13`5" x 13`5"
4pc Bathroom	Upper	5`1" x 13`6"
Bedroom	Upper	9`4" x 10`0"
Laundry	Basement	12`9" x 8`1"
Storage	Basement	6`7" x 7`5"

Room	Level	Dimensions
Other	Lower	2`2" x 9`8"
Dining Room	Main	7`8" x 9`9"
Living Room	Main	14`5" x 11`9"
Bedroom	Upper	8`8" x 10`0"
Bedroom - Primary	Upper	12`11" x 13`6"
Game Room	Basement	12`9" x 17`0"
Furnace/Utility Room	Basement	7`1" x 12`10"

Title: **Fee Simple**
Zoning: **R1**
Legal Desc: **7921223**

Remarks

Pub Rmks: **Welcome to 204 Cardinal Drive in heart of Thickwood! FORECLOSURE 3 bedrooms and 2 bathrooms on a large 7879 sq ft lot with DOUBLE HEATED DETACHED GARAGE and RV PARKING. On the inside you will find a bright open concept space with a living room featuring a fireplace with gorgeous brick mantel and a kitchen with island, breakfast bar and dark wooden cabinetry. Up the stairs are 2 good size bedrooms, a 4-piece bathroom and a large primary bedroom with double closet. On the lower level is a huge family room with bar for entertainment and a 3-piece bathroom. In the basement, is a recreational room, laundry room, utility and storage rooms. The backyard features a large deck with a gas BBQ hook up for warm summer days. Located close to restaurants, shopping, parks and hiking trails, don't miss this opportunity and book your private showing today!**

Inclusions: **N/A**
Property Listed By: **KIC Realty**

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







