



THE
A-TEAM

**RE/MAX
FIRST**

236 TUNDRA Drive, Fort McMurray T9H4S8

MLS®#: **A2190138**

Area: **Thickwood**

Listing Date: **01/27/25**

List Price: **\$459,900**

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**
Lot Information
Lot Sz Ar: **4,268 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,132**
Low Sqft:
Ttl Sqft: **1,132**

DOM

3
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **4 Level Split**

Parking

Ttl Park: **5**
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Back Yard,Garden,Rectangular Lot**
Park Feat: **220 Volt Wiring,Concrete Driveway,Double Garage Detached,Drive Through,Garage Door Opener,Heated Garage,Off Street,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Humidity Control,Natural Gas**
Sewer:
Ext Feat: **Other,Private Entrance**

Construction: **Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Microwave Hood Fan,Oven,Refrigerator,Washer,Washer/Dryer Stacked,Window Coverings**
Int Feat: **Breakfast Bar,Built-in Features,See Remarks,Separate Entrance,Storage,Sump Pump(s)**
Utilities:

Room Information

Room Level Dimensions Room Level Dimensions

Living/Dining Room Combination	Main	22`2" x 11`5"	Kitchen	Main	16`5" x 9`10"
Bedroom - Primary	Upper	15`1" x 12`0"	4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	9`10" x 8`6"	Bedroom	Upper	13`6" x 12`0"
Living/Dining Room Combination	Lower	19`8" x 15`10"	Kitchen	Lower	10`10" x 8`7"
4pc Bathroom	Lower	0`0" x 0`0"	Bedroom	Basement	12`9" x 9`3"
Bedroom	Basement	12`2" x 10`11"			

Legal/Tax/Financial

Title: **Fee Simple**
 Legal Desc: **8120688**

Zoning: **R1S**

Remarks

Pub Rmks: **Welcome to 236 Tundra Drive, a beautifully updated 4-level split home in the heart of Thickwood. Offering over 3,000 square feet of living space, this charming property blends modern updates with timeless character. Ideally located near a bus route, shops, schools, parks, and walking trails, this home is perfect for families or those who value convenience. The curb appeal is truly exceptional, featuring a new front deck, mature landscaping, a new front door and windows, and a massive, majestic pine tree that adds to the home's inviting charm. Inside, the main living area boasts an updated kitchen with stainless steel appliances, sleek pot lights, breakfast bar, all with modern finishes, which flow seamlessly into the open-concept dining and living room—an ideal space for entertaining or family time. Upstairs, you'll find three bedrooms, a 4-piece bathroom, and one of two laundry spaces for ultimate convenience. The oversized primary bedroom features dual closets, offering ample storage. The lower level features an illegal suite with two bedrooms, a living room, computer nook, updated kitchen with new cabinets and countertops, a 4-piece bathroom, and a second separate laundry area. The suite currently generates \$1,300/month in rental income from tenants who are quiet, respectful, and willing to stay or move out on short notice based on the buyer's preference. This home offers exceptional storage options, including a massive 27'5"x16'5" crawl space outfitted with lighting, perfect for keeping your belongings organized. The utility room is equipped with a new hot water tank, air conditioning, and a humidifier connected to the furnace. The owners have thoughtfully enhanced the home while preserving charming original details like the cast iron rail balusters. Updates include new windows, doors, sinks, bifold doors, railings, lighting, fixtures, flooring, paint, shingles (2013), siding (2015), and both front and rear decks. The outdoor space is equally impressive, featuring a large driveway that accommodates multiple vehicles, RVs, and ATVs, with access from both the front street and back alley. The double heated garage provides additional parking or workshop space, while the backyard offers room for kids to play or space for a trampoline or swing set. Relax and enjoy your mornings or evenings on the new front deck, or take advantage of nearby amenities like Ron Morgan Little League Park, a dog park, and a skating rink. This home is meticulously maintained and move-in ready and offers endless possibilities. Schedule your private showing today!**

Inclusions: **Fridge x2, stove x2, dishwasher, washer x2, dryer x2, all window coverings, garage door opener with remotes**

Property Listed By: **People 1st Realty**

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





