



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**122 SPRUCE Street, Fort McMurray t9k1c7**

MLS® #: **A2190812**

Area: **Thickwood**

Listing Date: **01/29/25**

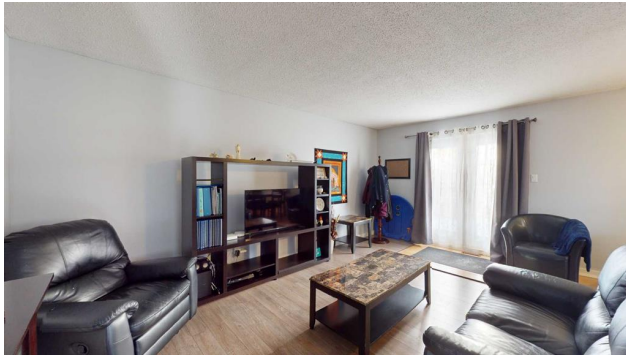
List Price: **\$300,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Semi Detached (Half Duplex)**

City/Town: **Fort McMurray**  
Year Built: **1980**

Lot Information  
Lot Sz Ar: **4,016 sqft**  
Lot Shape:

Access: **Back Yard,City Lot,Front Yard,Landscaped,Rectangular Lot**  
Lot Feat: **Driveway,Off Street**  
Park Feat:

DOM

**6**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level,Side by Side**

Parking

Ttl Park: **2**  
Garage Sz:

Utilities and Features

Roof: **Shingle**  
Heating: **Floor Furnace**  
Sewer:  
Ext Feat: **Rain Gutters,Storage**

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

Kitchen Appl: **See Remarks**  
Int Feat: **Closet Organizers,No Animal Home,No Smoking Home,Separate Entrance,Storage**  
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	10`8" x 8`10"	Dining Room	Main	6`11" x 8`10"
Living Room	Main	17`5" x 12`2"	Entrance	Main	8`8" x 3`11"
Hall	Main	10`3" x 6`6"	4pc Bathroom	Main	7`8" x 7`8"
Bedroom - Primary	Main	12`6" x 12`4"	Bedroom	Main	11`5" x 8`7"
Living Room	Basement	16`10" x 12`0"	Kitchen With Eating Area	Basement	11`0" x 8`1"
4pc Bathroom	Basement	7`2" x 9`1"	Bedroom	Basement	12`6" x 11`6"
Bedroom	Basement	13`5" x 9`5"	Hall	Basement	6`0" x 7`3"

Legal/Tax/Financial

Title:

Zoning:

**Fee Simple**

**R2**

Legal Desc:

**8023058**

Remarks

Pub Rmks: **NO CONDO FEES! Income Potential! Large Backyard backing on to green space! Now there is a good start! Tucked away in Thickwood, this lovely 4 bedroom, 2 bathroom duplex is waiting for you to call it home. The main floor offers an eat-in kitchen, living room, 2 bedrooms, one 4 piece bathrooms and a laundry closet. The illegal basement suite also offers 2 bedrooms, one 4 piece bathroom, Living Room and eat-in kitchen. The backyard is fully fenced and offers 2 sheds for additional storage. Updates include: SHINGLES (2021), HOT WATER TANK (2022), subfloor, flooring and doors in the basement. Title insurance in lieu of a RPR.**

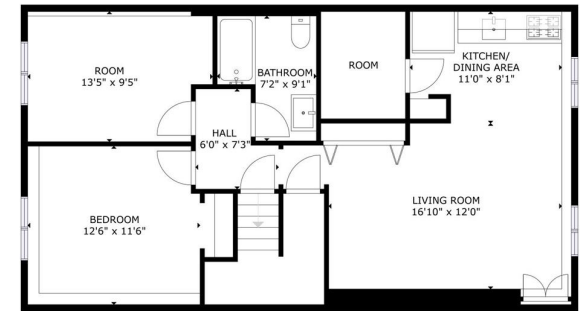
Inclusions: **Fridge, Stove (as is), Microwave, Dishwasher (as is), Basement Microwave, Basement Fridge, Basement Stove, Washer, Dryer (as is), Blinds, Sheds**

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

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







Basement 1

GROSS INTERNAL AREA  
Basement 1: 217 sq. ft. Floor 1: 837 sq. ft.  
TOTAL: 1054 sq. ft.





GROSS INTERNAL AREA  
BASEMENT: 11,827 sq.ft., FLOOR 1: 1,817 sq.ft.  
TOTAL: 13,644 sq.ft. (ACTUAL FOOTPRINT)

FLOOR 1

