



THE
A-TEAM

**RE/MAX
FIRST**

124 MARTEN Place, Fort McMurray T9H 4M5

MLS® #: **A2192434** Area: **Thickwood** Listing Date: **02/04/25** List Price: **\$474,000**
 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: **1979** Abv Sqft: **1,608**
Lot Information Low Sqft:
 Lot Sz Ar: **9,188 sqft** Ttl Sqft: **1,608**
 Lot Shape:

DOM

17
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Garden,Irregular Lot,Landscaped,Many Trees**
 Park Feat: **Concrete Driveway,Double Garage Detached,Off Street,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Fireplace(s),Forced Air,Natural Gas,Wood**
 Sewer:
 Ext Feat: **Garden,Private Yard**

Construction: **Wood Siding**
 Flooring: **Carpet,Hardwood**
 Water Source:
 Fnd/Bsmt: **Wood**

Kitchen Appl: **Dishwasher,Electric Stove,Microwave Hood Fan,None,Other,Refrigerator,Washer/Dryer**
 Int Feat: **Quartz Counters,Sauna,See Remarks,Vinyl Windows**
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Living/Dining Room Combination	Main	49`6" x 85`0"	Dining Room	Main	44`7" x 32`0"
Kitchen	Main	44`7" x 30`11"	Family Room	Main	34`2" x 52`9"
Bedroom - Primary	Main	36`1" x 51`11"	3pc Ensuite bath	Main	24`7" x 18`1"
4pc Bathroom	Main	24`7" x 21`1"	Bedroom	Main	36`4" x 32`0"
Bedroom	Main	28`2" x 32`0"	3pc Bathroom	Basement	45`5" x 48`5"

Bedroom
Game Room
Other

Basement
Basement
Basement

30`7" x 33`8"
78`2" x 102`0"
45`1" x 49`3"

Bedroom
Storage

Basement
Basement

40`5" x 33`8"
16`8" x 17`6"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7822691

Zoning:
R1

Remarks

Pub Rmks:

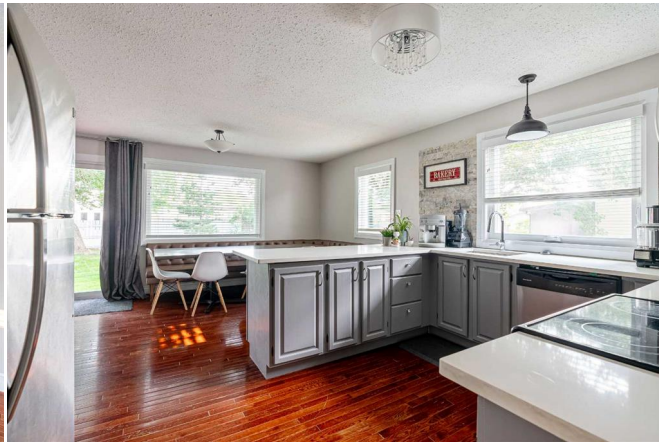
Welcome to this spacious 5-bedroom bungalow located in a quiet cul-de-sac on a sought-after street in Thickwood. Situated on a nearly 9,200 square foot lot, this charming home is surrounded by mature trees, creating a serene and private oasis. Step inside and be greeted by beautiful hardwood flooring throughout the main floor, allowing for an abundance of natural light to fill the space through large new windows (all new windows 2022). The foyer leads to a generously sized living and dining room, perfect for entertaining. The family room boasts a cozy wood-burning fireplace, and a sliding door opens onto the backyard retreat. The kitchen offers ample space with quartz countertops and a dinette area. The main floor features 3 bedrooms, including a stunningly renovated ensuite bathroom in the primary bedroom, as well as a 4-piece main bathroom and a convenient laundry area. Downstairs, you'll find a large rec room offering endless possibilities for usage. There are 2 additional bedrooms and a bathroom with a sauna, perfect for accommodating guests. For those who love to tinker, a workshop and plenty of storage space await behind folding doors. The double heated garage and extra-long driveway provide ample parking for multiple vehicles. This truly unique home is tucked away in a secluded area, yet conveniently located close to walking trails, schools, shopping, and more. **BIG ITEM UPDATES: Shingles (2021) and windows (2022). The fence between 124 & 128 Marten: it sits off the property line on 128's side approximately 2 inches and belongs to the owner of 128 Marten Place. Don't miss out - call today to schedule your personal showing!**

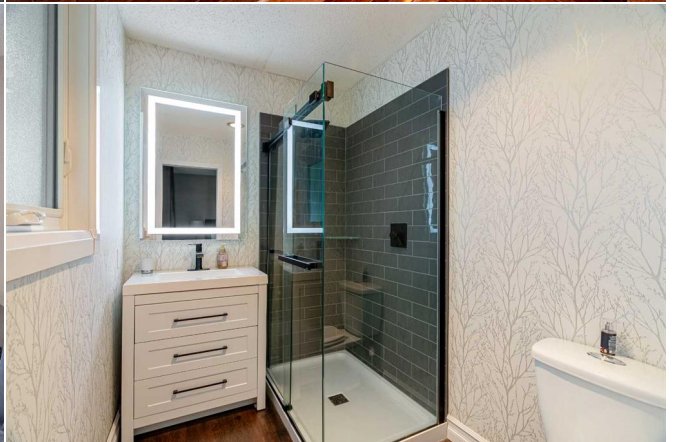
Inclusions:
Property Listed By:

Stove, fridge, dishwasher, OTR microwave, washer & dryer, garage heater
COLDWELL BANKER UNITED

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









124 Marten Pl, Fort McMurray, AB

Main Floor Exterior Area: 1028.76 sq ft
Interior Area: 1011.54 sq ft



PREPARED: 2023/06/20

While regions are excluded from total floor area in G.A.D.C.E. floor plans, all room dimensions and floor areas must be considered approximate and are subject to independent verification.



