



THE
A-TEAM

**RE/MAX
FIRST**

147 HIGHFIELD Street, Fort McMurray T9H 3T1

MLS®#: **A2194126**

Area: **Thickwood**

Listing Date: **02/12/25**

List Price: **\$479,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1975**

Finished Floor Area
Abv Sqft: **1,087**
Low Sqft:
Ttl Sqft: **1,087**

Lot Information

Lot Sz Ar: **6,050 sqft**
Lot Shape:

DOM

9
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Few Trees,Garden,No Neighbours Behind,Private**
Park Feat: **Single Garage Attached**

Utilities and Features

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

Construction: **Brick,Vinyl Siding**
Flooring: **Laminate,Linoleum,Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **Kitchen Island,Open Floorplan,Quartz Counters,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	16`2" x 15`10"
Bedroom	Main	29`9" x 29`9"
Walk-In Closet	Main	15`7" x 6`7"
Kitchen	Main	41`3" x 44`10"
Bedroom - Primary	Main	40`9" x 35`6"
Bedroom	Basement	27`11" x 39`1"
Laundry	Basement	27`1" x 16`8"

Room	Level	Dimensions
4pc Bathroom	Main	23`3" x 22`5"
Bedroom	Main	33`1" x 35`10"
Dining Room	Main	41`3" x 21`4"
Living Room	Main	39`4" x 69`6"
3pc Bathroom	Basement	24`10" x 32`0"
Exercise Room	Basement	36`11" x 55`9"
Game Room	Basement	41`0" x 67`0"

Furnace/Utility Room

Basement

23` 6" x 38` 7"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7620092

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 147 Highfield Street! This beautifully updated bi-level home combines modern upgrades with thoughtful design, offering both style and functionality. From the moment you arrive, you'll appreciate the convenience of a two-car driveway and a heated single garage, complete with a sink—perfect for cleaning up after projects or outdoor activities. Heading upstairs, you're welcomed into a bright and open-concept living space, where large windows fill the home with natural light. Recent updates throughout include fresh vinyl plank flooring, new light fixtures, and redone ceilings. A gorgeous wooden beam adds warmth and character, creating a cozy yet stylish area. The newly renovated kitchen is truly the heart of the home, featuring sleek high-gloss white flat-panel cabinets, quartz countertops, and a stylish stone backsplash. A spacious island with room for stools offers the perfect spot for casual meals or entertaining guests. The kitchen is also equipped with a new stove and dishwasher. Down the hall, you'll find a beautifully updated four-piece bathroom with a new vanity and modern finishes. Two generously sized bedrooms offer plenty of space and comfort, with one featuring patio doors that open directly to the expansive backyard. Step outside to a large deck, perfect for entertaining or unwinding, surrounded by raised garden beds that add charm and greenery. An alleyway behind the property ensures added privacy between neighbours. Back inside, the primary bedroom is a true standout, showcasing a stylish new accent wall with new light fixtures on either side of the bed along with a charming barn door that leads to a renovated private two-piece ensuite. The lower level offers even more space to enjoy featuring an inviting electric fireplace, and plenty of storage. Hot and cold water taps have been installed along one side of the room, making it easy to add a bar or sink for the ultimate entertainment space. Also on this level, you'll find a third bedroom, a utility room with a small workbench—great for tackling home projects or extra storage—and an updated three-piece bathroom with tiled flooring. The laundry area is conveniently located within the bathroom for added functionality. With modern updates, stylish finishes, and plenty of space inside and out, this home is move-in ready. Don't miss your chance to see it in person—schedule your viewing today!

Inclusions:
Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, washer/dryer
The Agency North Central Alberta**

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











