



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 RAVEN Place, Fort McMurray T9H 4N8**

MLS® #: **A2196254**

Area: **Thickwood**

Listing Date: **02/21/25**

List Price: **\$154,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$4k, 05-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Row/Townhouse**

City/Town:

**Fort McMurray**

Year Built:

**1977**

Lot Information

Finished Floor Area

Lot Sz Ar:

**2,053 sqft**

Lot Shape:

Abv Sqft:

**545**

Low Sqft:

Ttl Sqft:

**545**

DOM

**139**

Layout

Beds:

**3 (3 )**

Baths:

**1.5 (1 1)**

Style:

**Townhouse**

Parking

Ttl Park:

**2**

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped**

**Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Wood Frame**

Flooring:

**Laminate,Linoleum**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**None**

Int Feat:

**Laminate Counters**

Utilities:

Room Information

Room

**2pc Bathroom**

**Living Room**

**Furnace/Utility Room**

**Bedroom**

**Bedroom - Primary**

Level

**Basement**

**Basement**

**Basement**

**Second**

**Second**

Dimensions

**12`6" x 16`7"**

**8`7" x 9`1"**

**8`8" x 10`3"**

**8`10" x 13`8"**

Room

**Kitchen**

**Storage**

**4pc Bathroom**

**Bedroom**

Level

**Basement**

**Basement**

**Second**

**Second**

Dimensions

**8`8" x 10`7"**

**6`2" x 6`5"**

**12`2" x 7`4"**

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R3**

**7720910**

Remarks

Pub Rmks: **TINY HOME! Do you want to stop renting? A minor amount of sweat equity and you have a perfect spot to call home and get into the real estate market in Fort McMurray. This town home has NO CONDO fees! On the upper level of the home are 3 good sized bedrooms and 4 pc updated main bathroom. The main floor has a living room, kitchen and dining room space. The laundry/utility room with some storage. Location is key here. Close to shopping, busing, trails and schools. Be sure to check out the 360 tour & detailed floor plans.**

Inclusions: **no chattels as is where is on possession**

Property Listed By: **RE/MAX Connect**

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







