



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





