



THE
A-TEAM

**RE/MAX
FIRST**

201 DUNCAN Drive, Fort McMurray T9K 1C2

MLS®#: **A2197606** Area: **Thickwood** Listing Date: **02/26/25** List Price: **\$519,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1978**
Lot Information
 Lot Sz Ar: **6,237 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,951**
 Low Sqft:
 Ttl Sqft: **1,951**

DOM

0
Layout
 Beds: **5 (3 2)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **5**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Yard,Backs on to Park/Green Space,Greenbelt,Landscaped,Lawn,No Neighbours Behind,Other,Paved,See Remarks,Street Lighting,Treed**
 Park Feat: **Double Garage Detached,RV Access/Parking,RV Gated**

Utilities and Features

Roof: **Asphalt Shingle** Construction: **Mixed**
 Heating: **Forced Air** Flooring: **Ceramic Tile,Hardwood,Laminate**
 Sewer: Water Source:
 Ext Feat: **Fire Pit,Other** Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Gas Cooktop,Microwave,Oven,Refrigerator,See Remarks,Washer**
 Int Feat: **Breakfast Bar,Central Vacuum,Crown Molding,French Door,Kitchen Island,Open Floorplan,See Remarks,Storage,Sump Pump(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
			Legal/Tax/Financial		

Title: Zoning:
Fee Simple **R1**
 Legal Desc: **7720076**

Remarks

Pub Rmks: **Spacious 4-Level Split | 1951 Sq. Ft. | No Front or Rear Neighbors! This bright and inviting 4-level split offers 1951 sq. ft. above grade, 6 bedrooms, and 3 full**

baths—perfect for families seeking space and privacy. Situated on a large lot backing onto green space with no neighbors behind or across the street, enjoy peaceful views and direct access to walking and biking trails. Inside, natural hardwood floors flow through the sunlit living and dining areas. The kitchen is equipped with a gas range, built-in oven, and ample cabinetry, making it perfect for home chefs. The living room is cozy with an updated gas fireplace. The upper level features 3 spacious bedrooms, including a primary suite with a private ensuite and a cozy gas fireplace, creating the perfect retreat. The lower levels boast a family room with an electric fireplace and feature wall, plus flexible space for a rec room or home office or 6th bedroom. The basement is host for 2 more sizeable bedrooms, laundry and a storage/utility room. Outside, enjoy a large patio, fenced yard, detached double garage, and RV parking. Conveniently located near schools, parks, and shopping.

Inclusions:

Property Listed By:

Negotiable

COLDWELL BANKER UNITED

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











