



THE
A-TEAM

**RE/MAX
FIRST**

142 HIGHFIELD Street, Fort McMurray T9H 3T2

MLS®#: **A2200207**

Area: **Thickwood**

Listing Date: **03/07/25**

List Price: **\$309,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$20k, 04-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1976

Lot Information

Finished Floor Area

Lot Sz Ar:

6,050 sqft

Lot Shape:

Abv Sqft:

1,022

Low Sqft:

Ttl Sqft:

1,022

DOM

43

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard

Driveway,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Stucco,Vinyl Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Other

Int Feat:

Kitchen Island

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1

Legal Desc:

7620092

Remarks

Pub Rmks:

Welcome to this charming single-family home nestled in the peaceful community of Thickwood. This lovely bi-level home offers 4 spacious bedrooms and 2 well-

appointed bathrooms, providing plenty of room for your family to grow. The upper level features a spacious kitchen, dining room, and a bright living room filled with natural light, creating an inviting space for relaxation and entertaining. This level also includes 2 generous bedrooms. Downstairs, you'll find 2 additional bedrooms, a large rec room perfect for family gatherings or activities, and another full bathroom, providing extra space and privacy. This home is situated on a large 6,000+ square foot lot, where there is ample outdoor space for play, gardening, or relaxation. The quiet, family-friendly area makes it an ideal place to settle down, and being located close to schools, parks, and essential amenities, you'll enjoy easy access to everything you need. This cozy home in a fantastic location is a must-see, schedule your personal tour today!

Inclusions:

Property Listed By:

As Is, Where Is - See Schedule "A"

EXP REALTY

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







