



THE
A-TEAM

**RE/MAX
FIRST**

109 ROBICHAUD Street, Fort McMurray T9K 1C5

MLS® #: **A2204609**

Area: **Thickwood**

Listing Date: **03/21/25**

List Price: **\$429,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Finished Floor Area

Lot Sz Ar:

6,600 sqft

Lot Shape:

Abv Sqft:

1,517

Low Sqft:

Ttl Sqft:

1,517

DOM

50

Layout

Beds:

3 (3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped,See Remarks

Double Garage Attached,Front Drive,Garage Faces Front

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Other,Storage**

Construction:

See Remarks,Wood Frame

Flooring:

Hardwood,Laminate,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Laminate Counters,See Remarks,Storage

Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	11`7" x 12`1"
Sunroom/Solarium	Main	11`10" x 10`5"
Bedroom	Upper	11`9" x 12`1"
Bedroom - Primary	Upper	12`5" x 12`4"
Office	Basement	10`10" x 9`8"

Room	Level	Dimensions
Dinette	Main	12`10" x 9`10"
Living Room	Main	11`3" x 18`7"
4pc Bathroom	Upper	0`0" x 0`0"
Bedroom	Upper	11`8" x 10`0"
3pc Bathroom	Basement	0`0" x 0`0"
Game Room	Basement	15`6" x 17`2"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

4950TR

Remarks

Pub Rmks:

109 Robichaud Street - This beautiful two storey home is located on a quiet street in Thickwood with a double attached garage. Your home is situated on a large lot with a fenced back yard and extra storage. Inside you will find a nice size foyer with built in storage area before bringing you to your oversized living room with laminate flooring and lot's of natural light as well as upgraded lighting; the living room leads to your Renovated kitchen. The Kitchen has a huge island area with stainless steal appliances and updated cupboards and an abundance of countertop space, new light fixtures, and an oversized dinette area leading to a large 2nd living room space with tons of windows and access to your back yard. The upstairs boasts 3 oversized bedrooms including the primary bedroom and a full 4 piece bathroom with newer vinyl tile flooring. The basement is fully developed with a large rec room, a bonus area with a closet that can be converted to a fourth bedroom and a 3 piece bathroom. This home is a must see and features a newer furnace and hot water tank!! Call today for your private viewing!!!

Inclusions:
Property Listed By:

Fridge, stove, dishwasher, microwave, garage door opener and window coverings
COLDWELL BANKER UNITED

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









