



THE
A-TEAM

**RE/MAX
FIRST**

158 ERINDALE Road, Fort McMurray T9H4N5

MLS®#: **A2204754**

Area: **Thickwood**

Listing Date: **03/28/25**

List Price: **\$295,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1979**

Finished Floor Area
Abv Sqft: **967**
Low Sqft:
Ttl Sqft: **967**

DOM

4
Layout
Beds: **4 (2 2)**
Baths: **1.5 (1 1)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **4,991 sqft**
Lot Shape:

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Back Yard,See Remarks**
Park Feat: **Driveway,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Other,Private Yard**

Construction: **Concrete,Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **None**
Int Feat: **Ceiling Fan(s),Laminate Counters**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			<u>Legal/Tax/Financial</u>		

Title: **Fee Simple**
Legal Desc:

7823135

Zoning: **R1S**

Remarks

Pub Rmks: **Welcome to 158 Erindale Road - an affordable bi-level home in the desirable neighbourhood of Thickwood. This home features 4 bedrooms, 2 bathrooms, and a massive fully fenced backyard on a 4000+ sqft lot! Located near Centerfire Place, Elementary + High Schools, parks, shopping, city/site bus routes + more! Don't miss out on this opportunity to own a single family home at an affordable price - call today to schedule your personal tour!**

Inclusions: **AS IS WHERE IS**

Property Listed By: **COLDWELL BANKER UNITED**

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



