



THE
A-TEAM

**RE/MAX
FIRST**

158 ERINDALE Road, Fort McMurray T9H4N5

MLS® #: **A2204754**

Area: **Thickwood**

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

List Price: **\$280,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 27-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Lot Sz Ar:

4,991 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

967

Low Sqft:

Ttl Sqft:

967

DOM

105

Layout

Beds:

4 (2 2)

Baths:

1.5 (1 1)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,See Remarks

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

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

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



