



THE
A-TEAM

**RE/MAX
FIRST**

139 RAVEN Place, Fort McMurray T9H 4H8

MLS®#: **A2211429**

Area: **Thickwood**

Listing Date: **04/13/25**

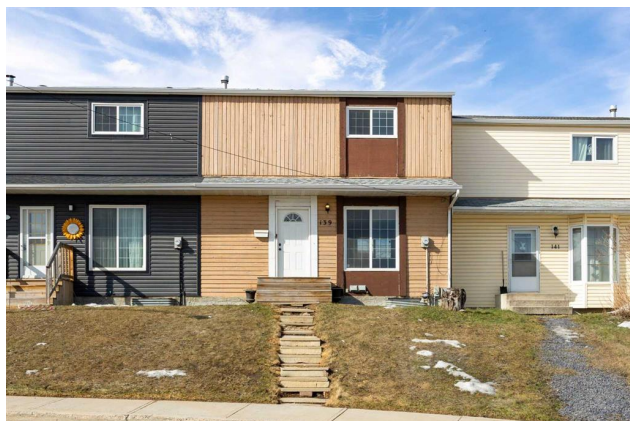
List Price: **\$175,000**

Status: **Active**

County: **Wood Buffalo**

Change: **+\$5k, 10-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Row/Townhouse**
City/Town: **Fort McMurray**
Year Built: **1977**

Lot Information

Lot Sz Ar: **2,102 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,092**
Low Sqft:
Ttl Sqft: **1,092**

DOM

88

Layout

Beds: **3 (3)**
Baths: **1.5 (1 1)**
Style: **Townhouse**

Parking

Ttl Park: **2**
Garage Sz:

Access:

Lot Feat: **Landscaped,Lawn,Low Maintenance Landscape,No Neighbours Behind**
Park Feat: **Parking Pad**

Utilities and Features

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

Construction: **Wood Frame,Wood Siding**
Flooring: **Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigator,Stove(s),Washer/Dryer**
Int Feat: **Laminate Counters**
Utilities:

Room Information

| Room | Level | Dimensions |
|--------------|----------|---------------|
| 2pc Bathroom | Main | 0`0" x 0`0" |
| Kitchen | Main | 8`8" x 8`5" |
| 4pc Bathroom | Second | 0`0" x 0`0" |
| Bedroom | Second | 8`8" x 10`2" |
| Game Room | Basement | 12`5" x 16`8" |
| Storage | Basement | 17`0" x 9`9" |

| Room | Level | Dimensions |
|----------------------|----------|---------------|
| Dining Room | Main | 9`0" x 8`5" |
| Living Room | Main | 12`5" x 17`2" |
| Bedroom | Second | 12`1" x 7`3" |
| Bedroom - Primary | Second | 8`11" x 17`0" |
| Furnace/Utility Room | Basement | 6`11" x 13`0" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7720910

Zoning:
R3

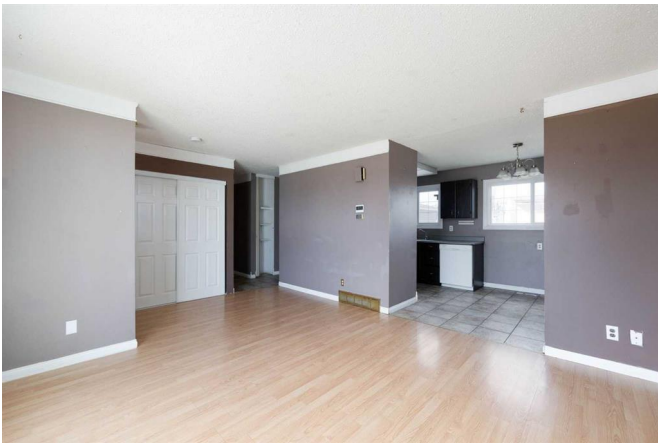
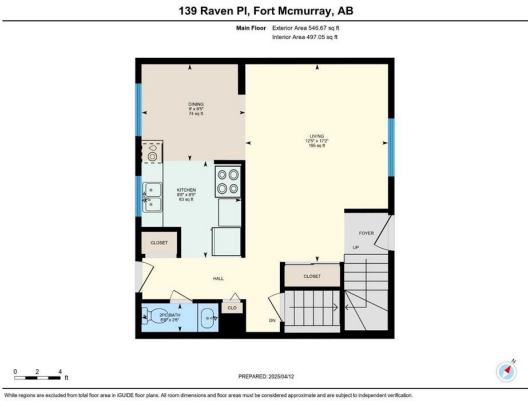
Remarks

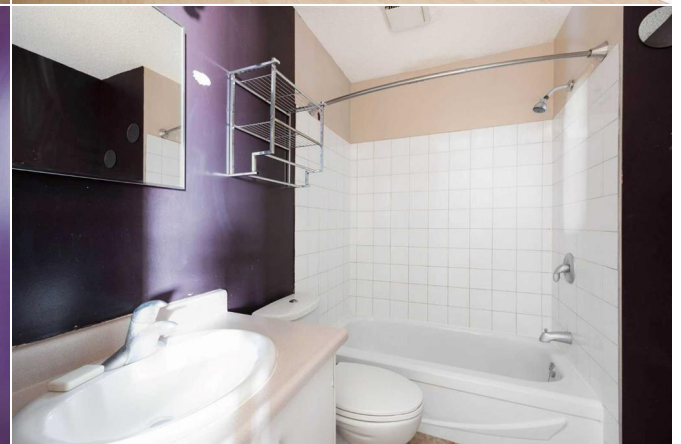
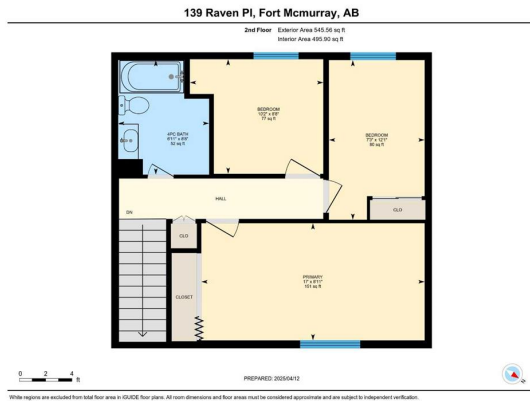
Pub Rmks: **BRAND NEW ROOF!!!! NO Condo fees and NO carpet home. Imagine, simple home ownership without extra monthly costs. This is a fantastic in the quiet cul-de-sac of Raven Place in the heart of Thickwood. Let's talk location. So close to access to Hwy 63, just minutes to downtown and access to site. Steps away from schools, shopping and trails. This three bedroom with full 4pc bathroom upstairs and 2 pc main floor powder room. There is the perfect amount of space for a starter home and growing a family. Imagine home ownership for under \$ 170,000! Be sure to check out the detailed floor plans!**

Inclusions: **fridge, stove, dishwasher, range hood, washer, dryer**

Property Listed By: **RE/MAX Connect**

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





Basement (Below Grade) Exterior Area D06.21 sq ft
Interior Area 408.33 sq ft

The plan shows a basement layout with the following rooms and dimensions:

- LUNDA:** 10' x 11'
- STORAGE:** 10' x 11'
- STORAGE:** 10' x 11'
- STORAGE:** 10' x 11'
- BED ROOM:** 10' x 11'

The plan also includes a north arrow and a scale bar (0 to 4 feet).

