



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**139 RAVEN Place, Fort McMurray T9H 4H8**

MLS®#: **A2211429**

Area: **Thickwood**

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

List Price: **\$170,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

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

**24**

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

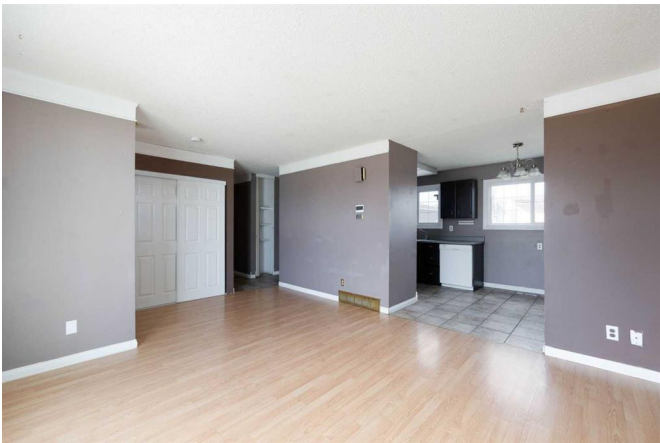
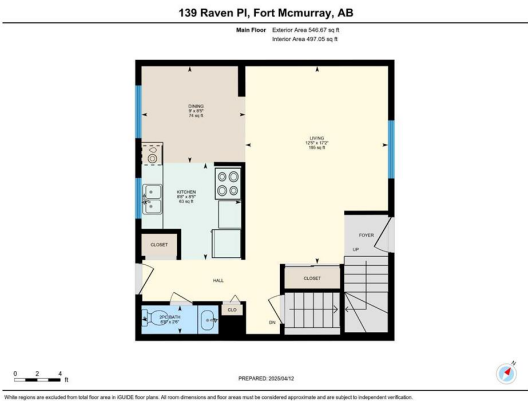
Room	Level	Dimensions
2pc Bathroom	Main	0`0" x 0`0"
Kitchen	Main	8`8" x 8`5"
4pc Bathroom	Second	0`0" x 0`0"
Bedroom	Second	8`8" x 10`2"
Game Room	Basement	12`5" x 16`8"
Storage	Basement	17`0" x 9`9"

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"

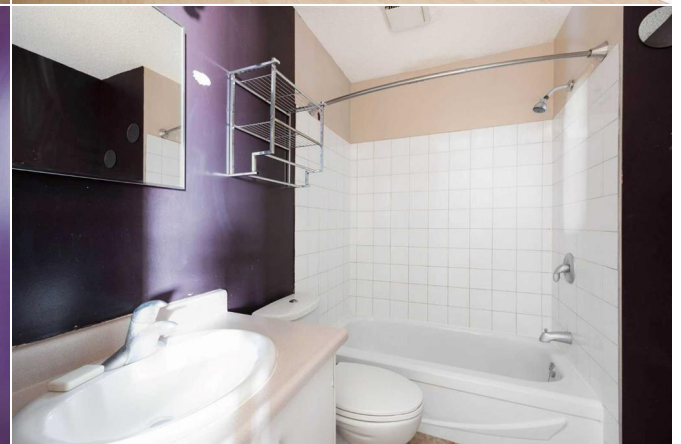
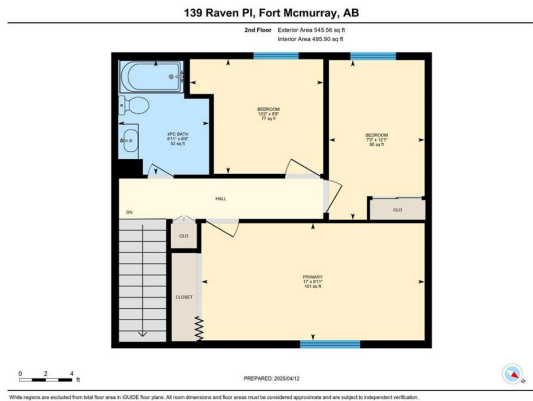
Legal/Tax/Financial

Title:		Zoning:	
Fee Simple		R3	
Legal Desc:	7720910		
		Remarks	
Pub Rmks:	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 DOB-21 sq ft

Interior area 408.33 sq ft

Basement (Below Grade) plan showing rooms: LUMBER, STORAGE (10' x 11'), STORAGE (12' x 12'), STORAGE (12' x 12'), and BED ROOM (10' x 12'). The plan includes a north arrow, a scale bar (0 to 4 feet), and a north arrow pointing towards the top right. The plan is labeled 'Basement (Below Grade)' and 'Exterior Area DOB-21 sq ft'.

