



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**121 GLADSTONE Street, Fort McMurray T9K 1W1**

MLS®#: **A2213145**

Area: **Thickwood**

Listing Date: **04/19/25**

List Price: **\$349,990**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1983**

Lot Information

Finished Floor Area

Abv Sqft:

**909**

Low Sqft:

Ttl Sqft:

**909**

Lot Sz Ar:

**4,650 sqft**

Lot Shape:

DOM

**21**

Layout

Beds:

**3 (2 1 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**5**

Garage Sz:

**1**

Access:

Lot Feat:

Park Feat:

**Corner Lot,Landscaped**

**Driveway,Off Street,RV Access/Parking,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**Stucco,Wood Frame**

Flooring:

**Carpet,Laminate,Tile**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**

Int Feat: **Wet Bar**

Utilities:

Room Information

Room	Level	Dimensions
<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 14`6"</b>
<b>Living Room</b>	<b>Main</b>	<b>12`8" x 15`2"</b>
<b>Dining Room</b>	<b>Main</b>	<b>10`1" x 8`4"</b>
<b>Kitchenette</b>	<b>Basement</b>	<b>7`9" x 12`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`0" x 14`4"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`9" x 14`10"</b>

Room	Level	Dimensions
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 12`7"</b>
<b>Kitchen</b>	<b>Main</b>	<b>9`7" x 10`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 14`10"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>9`8" x 5`0"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`3" x 8`4"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8122231**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Welcome to this well-maintained, fully developed bi-level home in Lower Thickwood — directly across from greenspace and Birchwood Trail access! Perfectly priced and move-in ready, this property offers unbeatable value. Situated on a spacious corner lot, you'll love the abundance of parking options: a single attached garage, double front driveway, plus an extra side driveway ideal for additional vehicles or RV parking. Inside, the home features laminate flooring throughout the bright living and dining areas, a kitchen with warm maple cabinetry, and two cozy upstairs bedrooms with plush carpet (replaced approx. 2 years ago). The main bathroom includes a relaxing deep soaker tub. Step through the patio doors onto your front deck and take in the serene greenbelt views — a perfect spot for morning coffee or evening sunsets. The fully developed basement offers a split-entry layout with a large family room (laminate flooring), a wet bar/kitchenette, a spacious third bedroom, full bathroom, and a convenient laundry/storage area. Location, location, location! Ideal for outdoor enthusiasts, you're just steps from Birchwood Trails, close to schools, shopping, restaurants, transit, and all the amenities you need.**

Inclusions:  
Property Listed By:

**existing fridge, stove, dishwasher, microwave, washer, dryer, basement fridge, blinds and window coverings  
COLDWELL BANKER UNITED**

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









