



THE
A-TEAM

**RE/MAX
FIRST**

141 ROSSLYN Street, Fort McMurray T9H 2Y1

MLS® #: **A2215340**

Area: **Thickwood**

Listing Date: **05/01/25**

List Price: **\$434,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1976**
Lot Information
Lot Sz Ar: **6,490 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,170**
Low Sqft:
Ttl Sqft: **1,170**

DOM

50
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **6**
Garage Sz: **2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Backs on to Park/Green Space,Corner Lot,Garden,Lawn,See Remarks
Double Garage Detached,Driveway,Garage Faces Side,Heated Garage,Oversized,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,See Remarks**
Sewer:
Ext Feat: **Fire Pit,Garden,Other,Storage**

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

Kitchen Appl: **Dishwasher,Microwave,Stove(s),Washer/Dryer**
Int Feat: **Closet Organizers,See Remarks,Vinyl Windows,Wet Bar**
Utilities:

Room Information

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

Title:		Zoning:
Fee Simple		R1
Legal Desc:	4948TR	

Remarks

Pub Rmks:

Welcome to 141 Rosslyn Street, a beautifully positioned Thickwood bi-level home on a 6,490-square-foot corner lot with no neighbours on one side or behind, offering exceptional privacy. As you arrive, the four-car paved driveway leads past an extra-wide, gated RV pad (or extra 2 car driveway!) into an oversized heated garage measuring 26 by 24 feet, complete with its own electrical panel and a convenient man-door to the backyard. From the front yard, you'll enjoy serene views of the Birchwood trails and greenspace—an invitation to step outside and explore nature right at your doorstep. Inside, you're greeted by a warm, bright and open layout that flows naturally from one room to the next. The living room unfolds with its cozy wood-burning fireplace anchoring the space beneath generous windows that frame views of the front yard and Birchwood trails. Straight ahead, the eat-in kitchen beckons with classic oak cabinetry and sink positioned perfectly to overlook the backyard, driveway, walking path, and street beyond—ideal for keeping an eye on both morning routines and afternoon comings and goings. Tucked just off the living area, a central hallway gives access to a four-piece family bathroom and three comfortable bedrooms. The primary bedroom at the end of the hall offers its own private two-piece ensuite, creating a retreat within this inviting, family-friendly floor plan. Downstairs, a fully equipped in-law suite provides a private bedroom, three-piece bathroom, kitchenette and living area—ideal for guests, teenagers, or rental income. In the laundry room you will find large windows which flood the room with daylight, generous storage and a utility sink for added convenience. Outdoor living is equally appealing: the covered, screened-in deck overlooks lush flower beds and thriving berry bushes, where you can relax to the gentle sounds of neighbours tending their gardens, children at play, and nature. Recent updates include new shingles (2021), fresh paint (2022), and a furnace and hot water tank replaced in 2017, so the major investments are already complete. With its solid foundation and character shaped by long-term tenants, this home offers a unique canvas for you to infuse your personal style and create the dream residence you've always envisioned. Book your showing today!

Inclusions:

N/A

Property Listed By:

People 1st Realty

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







