



THE
A-TEAM

**RE/MAX
FIRST**

129 ROSSLYN Street, Fort McMurray T9H 2X9

MLS® #: **A2217511**

Area: **Thickwood**

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

List Price: **\$435,995**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$14k, 19-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1975

Lot Information

Lot Sz Ar:

6,592 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,150

Low Sqft:

Ttl Sqft:

1,150

DOM

24

Layout

Beds:

5 (3 2)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped,Lawn,Views

Double Garage Detached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Insulated,Off Street,Tandem

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Carpet,Ceramic Tile,Vinyl

Water Source:

Fnd/Bsmt:

Poured Concrete

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

Int Feat: **Ceiling Fan(s),Quartz Counters,Separate Entrance,Tankless Hot Water,Tray Ceiling(s)**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		
Title:			Zoning:		
Fee Simple			R1		
Legal Desc:			Remarks		
4948TR					

Pub Rmks: **Located right across the street from wide-open greenspace with direct access to trails, 129 Rosslyn Street is an extensively renovated 5-bedroom, 2.5-bathroom**

bungalow nestled on the edge of the community of Thickwood. This move-in-ready home impresses from the moment you enter, with a bright and spacious main floor featuring luxury vinyl plank (LVP) flooring, a tray-ceilinged living room with a striking stone feature wall and modern electric fireplace, a formal dining area, and a beautifully renovated kitchen (1.5 years ago) showcasing quartz countertops, stainless steel appliances, white cabinetry, and a double sink overlooking the backyard. The main floor 4-piece bathroom offers elegant marble tile floors and a tub/shower combo, while the primary bedroom includes a renovated 2-piece ensuite. With 3 bedrooms on the main floor, you will have options for your family, or they could be used for a home office or guest room. The fully finished basement features a separate entrance through the backyard and offers 2 more generous bedrooms, a freshly painted rec room with a wet bar, a full bathroom with ceramic tile flooring and a tub/shower combo, shared laundry that is approximately 6 years old, and carpet that is approximately 4 years old. Additional upgrades include tankless hot water and furnace installed in 2017, shingles replaced in 2023, and windows that are just shy of 6 years old. The large backyard is fully fenced and includes a covered patio perfect for relaxing or entertaining, plus a large shed for extra storage. The detached double tandem garage is insulated and provides just enough space for 2 vehicles end-to-end with room for 2 more vehicles comfortably on the driveway (and lots of street parking right out front). Enjoy stunning views of the river valley down the street in front of the house, and lots of warm summer evenings in the backyard which faces southwest. With schools, amenities, and trails nearby, this exceptional property combines comfort, function, and natural beauty in one perfect package. Book your showing today!

Inclusions:

Property Listed By:

Refrigerator, Stove, Microwave, Dishwasher, Garage opener & 2 remotes, garden shed, hot tub (as is), 1 remote for fireplace, firepit in backyard
RE/MAX First

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







129 Rosslyn St, Fort McMurray, AB

Main Floor Exterior Area 1150.85 sq ft
Interior Area 1050.96 sq ft
Excluded Area 430.06 sq ft



0 4 8 ft

PREPARED: 2024/05/05

White regions are excluded from total floor area in iGUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification.





