



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**921 THICKWOOD Boulevard #106, Fort McMurray T9H5R6**

MLS® #: **A2220578**

Area: **Thickwood**

Listing Date: **05/15/25**

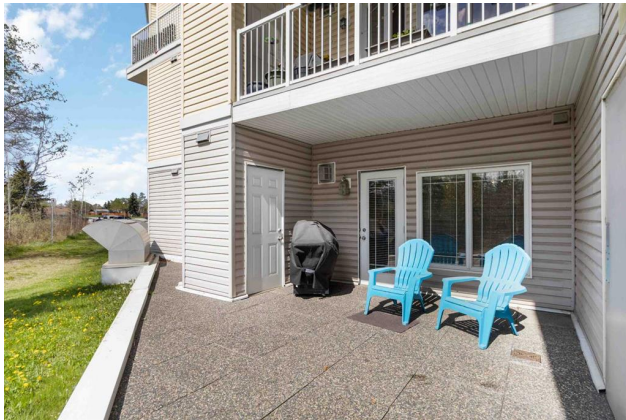
List Price: **\$99,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Apartment**  
City/Town: **Fort McMurray**  
Year Built: **2007**  
Lot Information  
Lot Sz Ar:  
Lot Shape:

Finished Floor Area

Abv Sqft: **828**  
Low Sqft:  
Ttl Sqft: **828**

DOM

**14**  
Layout  
Beds: **1 (1 )**  
Baths: **1.0 (1 0)**  
Style: **Apartment-Multi Level Unit**

Parking

Ttl Park: **1**  
Garage Sz:

Access:  
Lot Feat:  
Park Feat: **Parkade,Stall,Underground**

Utilities and Features

Roof:  
Heating: **Baseboard,Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Vinyl Siding**  
Flooring: **Carpet,Linoleum,Tile**  
Water Source:  
Fnd/Bsmt:

Kitchen Appl: **Dishwasher,Freezer,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Breakfast Bar,Elevator,Laminate Counters,See Remarks**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`9" x 7`11"</b>	<b>Bedroom</b>	<b>Main</b>	<b>11`6" x 12`5"</b>
<b>Dining Room</b>	<b>Main</b>	<b>14`5" x 10`8"</b>	<b>Kitchen</b>	<b>Main</b>	<b>10`1" x 11`2"</b>
<b>Laundry</b>	<b>Main</b>	<b>7`10" x 5`3"</b>	<b>Living Room</b>	<b>Main</b>	<b>14`5" x 12`5"</b>

Legal/Tax/Financial

Condo Fee:  
**\$962**

Title:  
**Fee Simple**  
Fee Freq:

Zoning:  
**DC**



Legal Desc:	0724866	Monthly	Remarks
Pub Rmks:	<b>CORNER UNIT FACING THE GREENBELT ON THIS VALUE PACKED CONDO IN WOOD BUFFALO FOR LESS THAN \$100K! You will be hard pressed to find affordable living at it's finest and in the prime location of Wood Buffalo with quick access to the Thickwood golf course and Fort McMurray Best patio location Bear and Buffalo restaurant. This spacious executive condo features an open concept living area, with a spacious kitchen offering loads of cabinets, countertop space, and a breakfast bar. The kitchen overlooks the living and dining room that offers a gas fireplace and access to your own private patio overlooking the tree line. This one of a kind private patio will be the area you will love to entertain in or watch the Aurora Borealis in the Summer evenings. This space continues onto the master bedroom featuring large windows allowing in lots of natural light. The master bedroom continues with a walk in closet and 4 piece ensuite! This is ideal living for those who have pets with easy access to the grounds! Added Bonus is the ONE HEATED UNDERGROUND PARKING STALL. Stop paying rent and enjoy the benefits of home ownership. Call today for your personal tour.</b>		
Inclusions:	<b>Dishwasher, Microwave, Fridge, Stove, Deep Freeze, Washer, Dryer, Window Coverings, Furniture negotiable</b>		
Property Listed By:	<b>COLDWELL BANKER UNITED</b>		

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

