



THE
A-TEAM

**RE/MAX
FIRST**

137 EYMUNDSON Road, Fort McMurray T9H 4N1

MLS®#: **A2221298**

Area: **Thickwood**

Listing Date: **05/18/25**

List Price: **\$290,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Semi Detached (Half Duplex)

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Lot Sz Ar:

3,728 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

922

Low Sqft:

Ttl Sqft:

922

DOM

42

Layout

Beds:

4 (3 1)

Baths:

2.0 (2 0)

Style:

Attached-Side by Side,Bi-Level

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Landscaped,Standard Shaped Lot

Concrete Driveway,Driveway,Front Drive,Parking Pad,RV Access/Parking,Side By Side,Tandem

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit**

Construction:

Vinyl Siding

Flooring:

Hardwood,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

Laminate Counters,No Smoking Home,Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions
5pc Bathroom	Main	8`5" x 6`10"
Bedroom	Main	8`5" x 13`5"
Kitchen	Main	9`1" x 9`10"
3pc Bathroom	Basement	5`8" x 5`3"
Bedroom	Main	8`11" x 13`6"
Game Room	Basement	115`7" x 20`8"

Room	Level	Dimensions
Bedroom	Main	12`1" x 12`1"
Dining Room	Main	8`10" x 8`0"
Living Room	Main	12`2" x 18`3"
Bedroom	Basement	9`0" x 13`5"
Laundry	Main	4`7" x 10`9"
Furnace/Utility Room	Basement	15`7" x 20`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1S

8221591

Remarks

Pub Rmks:

Welcome to 137 Eymundson Road: Perfectly located across from green space, parks, and Centre Fire, with convenient access to bus routes, this beautiful and impeccably maintained home is move-in ready and full of charm. Featuring four bedrooms, 2.5 bathrooms, RV parking, and incredible curb appeal thanks to a stamped concrete driveway and manicured lawn, this home offers comfort and convenience in one of Fort McMurray's most established neighbourhoods. Step inside to a bright and welcoming living room where hardwood floors and fresh, modern paint create a timeless, neutral palette. The kitchen is light and functional with refreshed white cabinetry (2025), matching appliances, and plenty of counter and storage space. An updated main bathroom offers thoughtful touches like a dual-sink vanity, new luxury vinyl plank flooring, and a new toilet for added convenience. Also on this level are two generously sized bedrooms, including a spacious primary that easily accommodates a king-size bed. Downstairs, the lower level feels anything but below grade. Oversized windows flood the space with natural light, and new luxury vinyl plank flooring runs through a large, open family room—ideal for a rec room, movie nights, or a cozy second living area. Two additional bedrooms, a three-piece bathroom, and a large storage area with a freezer complete the space. The lower level also features fresh paint and updated baseboards for a clean, polished finish. A new hot water tank (2022) adds extra peace of mind. Out back, enjoy an easy-to-maintain yard that gets plenty of afternoon sun, perfect for relaxing or gardening. A large shed offers excellent storage and comes with a snowblower, making year-round living a breeze. Thoughtfully cared for and in pristine condition, this home is ready for its next chapter. Schedule your private showing today.

Inclusions:
Property Listed By:

SHED, PORTABLE FIREPIT, SNOWBLOWER, FREEZER
The Agency North Central Alberta

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









