



THE
A-TEAM

**RE/MAX
FIRST**

173 OAKS Crescent, Fort McMurray T9K 1P9

MLS® #: **A2221559**

Area: **Thickwood**

Listing Date: **05/20/25**

List Price: **\$369,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Lot Sz Ar:

6,530 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

994

Low Sqft:

Ttl Sqft:

994

DOM

51

Layout

Beds:

6 (3 3)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

3

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Interior Lot,Landscaped,Street Lighting
Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Storage**

Construction:

Vinyl Siding

Flooring:

Hardwood,Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Microwave,Range Hood,Refrigerator,Washer**

Int Feat: **Ceiling Fan(s),Laminate Counters,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	14`3" x 12`3"
4pc Bathroom	Basement	0`0" x 0`0"
Bedroom - Primary	Main	10`7" x 13`1"
Bedroom	Basement	8`4" x 11`4"
Dining Room	Main	10`6" x 4`7"
Game Room	Basement	10`6" x 10`10"

Legal/Tax/Financial

Room	Level	Dimensions
4pc Bathroom	Main	
Kitchen	Main	10`3" x 10`6"
Bedroom	Main	8`5" x 8`7"
Bedroom	Basement	10`7" x 10`8"
Bedroom	Main	9`7" x 8`9"
Bedroom	Basement	8`4" x 10`11"

Title:
Fee Simple
Legal Desc:

8022551

Zoning:
R1

Remarks

Pub Rmks:

Welcome to 173 Oaks Crescent - a fully developed bilevel located in a family friendly neighbourhood close to the Birchwood Trails in the heart of Dickinsfield! With no neighbours behind, the spacious yard is fully landscaped and fenced, and the paved driveway has RV Parking capabilities! Pet free, no carpet home! The living room features a large window to draw in the natural light while the kitchen offers tons of cabinetry space with room to add in an island! Updates to this 6 bedroom, 2 bathroom home include: new roof, new hot water tank, upgraded laminate flooring in 3 bedrooms, new front and back door! Within walking distance to schools, parks, restaurants, dog park, Birchwood trails and much more! Call to book your viewing today!

Inclusions:
Property Listed By:

Refrigerator, Stove, Dishwasher, Microwave, Hoodrange, Detached Shed, Washer, Dryer
EXP REALTY

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







