



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**

Finished Floor Area
Abv Sqft: **994**
Low Sqft:
Ttl Sqft: **994**

DOM

11
Layout
Beds: **6 (3 3)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **6,530 sqft**
Lot Shape:

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Interior Lot,Landscaped,Street Lighting**
Park Feat: **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" |

| 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" |

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

8022551

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: **Refrigerator, Stove, Dishwasher, Microwave, Hoodrange, Detached Shed, Washer, Dryer**

Property Listed By: **EXP REALTY**

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







