

101 DEEP Road, Fort McMurray T9K 1C9

MLS®#: **A222528** Area: **Thickwood** Listing Date: **05/19/25** List Price: **\$479,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$20k, 19-Jun** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1978**
 Lot Information
 Lot Sz Ar: **5,979 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,040**
 Low Sqft:
 Ttl Sqft: **1,040**

DOM

52
 Layout
 Beds: **4 (3 1)**
 Baths: **3.0 (3 0)**
 Style: **4 Level Split**

Parking

Ttl Park: **3**
 Garage Sz: **1**

Access:

Lot Feat: **Backs on to Park/Green Space,Corner Lot,Gazebo,Greenbelt,Private**
 Park Feat: **Parking Pad,RV Access/Parking,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Central,Fireplace(s),Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **Fire Pit,Private Yard,Rain Gutters**

Construction: **Concrete,Vinyl Siding,Wood Frame**
 Flooring: **Carpet,Ceramic Tile,Hardwood,Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Garage Control(s),Gas Water Heater,Microwave Hood Fan,Refrigerator,Washer**
 Int Feat: **Ceiling Fan(s),Closet Organizers,Double Vanity,French Door,Kitchen Island,No Animal Home,No Smoking Home,Open Floorplan,Pantry,Recessed Lighting,Stone Counters,Storage,Vinyl Windows,Walk-In Closet(s)**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Kitchen	Main	13`6" x 11`0"	Living Room	Main	9`5" x 12`0"
Dining Room	Main	13`6" x 8`5"	Bedroom - Primary	Upper	11`9" x 11`6"
Bedroom	Upper	10`0" x 9`0"	Bedroom	Upper	10`0" x 9`0"
Bedroom	Lower	12`9" x 11`6"	Family Room	Lower	18`6" x 13`2"
Living Room	Basement	18`6" x 11`0"	4pc Bathroom	Upper	0`0" x 0`0"
3pc Ensuite bath	Upper	0`0" x 0`0"	3pc Bathroom	Lower	0`0" x 0`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7720076

Remarks

Pub Rmks:

For more information, please click Brochure button. With just under 2,000 sq. ft. of finished living space, this fully updated home must be seen to be appreciated. Nestled in a prime location next to the Birchwood Trails, this property is surrounded by trees, and just across the field you will find a playground, soccer field, tennis courts, cross-country skiing, and 2 schools (elementary and secondary). Approaching the home, the updated exterior sets the tone for the upgrades inside. Entering onto the main floor you will find an open concept kitchen/dining/living area with a brand-new kitchen with quartz countertops, a built-in pantry, and French doors that open fully to provide an inside-outside experience. Upstairs takes you to the 4 pc bath with large stone-top vanity, tiled shower/tub, and large linen closet, the master suite including a walk-in closet and 1/2 bath with oversized stone-top double vanity, and 2 other bedrooms. Downstairs you will find a living room with slate wood burning fireplace, 3 pc bath, and 4th bedroom. In the basement there is a large rec area and a laundry room with tons of shelving and storage. Outside a large gazebo and deck make it easy to enjoy the outdoor space in any weather. Whether it be enjoying the natural setting outdoors or cuddling up in the cold next to the fireplace, this home provides a cozy and comfortable location for every occasion. Some of the upgrades include triple pane casement windows, cordless zebra shades, flooring, light fixtures, plumbing fixtures, paint, appliances, vinyl siding/soffit/fascia/eavestroughs, and so much more!

Inclusions:
Property Listed By:

**Cordless zebra shades
Easy List Realty**

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







