



THE
A-TEAM

**RE/MAX
FIRST**

104 SPRUCE Street, Fort McMurray T9K1C7

MLS® #: **A2222705**

Area: **Thickwood**

Listing Date: **05/19/25**

List Price: **\$294,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 03-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1980

Lot Information

Lot Sz Ar:

4,199 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,016

Low Sqft:

Ttl Sqft:

1,016

DOM

52

Layout

Beds:

4 (2 2)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

2

Garage Sz:

1

Access:

Lot Feat:

Park Feat:

**Back Yard,Cleared,Corner Lot,Interior Lot,Rectangular Lot
Single Garage Attached**

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air,Natural Gas

Sewer:

Ext Feat:

Private Yard

Construction:

Stucco

Flooring:

Hardwood,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer

Int Feat:

High Ceilings,No Animal Home,No Smoking Home,Vaulted Ceiling(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8121479

Zoning:

R2

Remarks

Pub Rmks:

WELCOME TO 104 Spruce ST in Thickwood- LISTED UNDER APPRAISED VALUE!! This fully developed 4 bedroom - 2 bathroom Bi-Level home offers a unique feel with

a large kitchen, separate dining area and bright living room with high ceilings and sky lights. Primary room has easy access to main bathroom. The Mortgage helper potential in the basement is fully developed with large windows offering natural lighting throughout with a kitchenette wrap around counter top area boasting a wet bar and bar fridge, family room, both up/down bathrooms are amazing with customized tile work for you to enjoy. Laundry is located in the common area of the basement. You will love the attached garage (the only joining wall to neighbor)with back yard access and this property is next to utility right of way on the right hand side and on the back so the privacy of no direct neighbors is a bonus!

Inclusions:
Property Listed By:

**FRIDGE, STOVE, DISHWASHER, WASHER ,DRYER, 2 MICROWAVE, ALL BLINDS, BAR FRIDGE
RE/MAX Connect**

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



