



THE
A-TEAM

**RE/MAX
FIRST**

101 ROBIN Crescent, Fort McMurray T9H 2W4

MLS® #: **A2223249**

Area: **Thickwood**

Listing Date: **05/23/25**

List Price: **\$560,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$10k, 25-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1976

Lot Information

Lot Sz Ar:

7,362 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,227

Low Sqft:

Ttl Sqft:

1,227

DOM

48

Layout

Beds:

5 (3 2)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Corner Lot,Few Trees,Front

Yard,Garden,Greenbelt,Landscaped,Lawn,Private,Treed,Views

Concrete Driveway,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Side,Heated

Garage,Insulated,Oversized,Parking Pad,RV Access/Parking,Side By Side

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Garden,Lighting,Private Yard,Rain Gutters**

Construction:

Vinyl Siding

Flooring:

Laminate,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Central Air Conditioner,Dishwasher,Garage Control(s),Gas Range,Microwave,Refrigerator,Washer/Dryer

Int Feat:

Built-in Features,Chandelier,No Smoking Home,Storage,Vinyl Windows,Wet Bar

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

4948TR

Zoning:

R1

Remarks

Pub Rmks:

Welcome to 101 Robin Crescent: A beautifully upgraded bungalow that blends charm, function, and comfort, all tucked onto a large corner lot across from the tree

line. With standout features including a new heated garage (2019), a three-car driveway, updated HVAC systems, new shingles (2020), and stunning interior finishes—plus an incredible backyard oasis complete with a built-in hot tub—this home checks every box for style and substance. Lovingly maintained and move-in ready, it offers a rare opportunity to enjoy modern convenience in a serene, mature setting. From the moment you arrive, you'll notice the home's curb appeal with vinyl siding, a composite front deck, and manicured gardens that frame the property beautifully. Across from the tree line, you'll enjoy views of the river valley and even catch the MacDonald Island Park fireworks from your front steps. The side-facing driveway leads to the fully fenced yard and newly built garage with epoxy floors, a built-in workbench, built in speakers, overhead storage, and a steel beam for a hoist—perfect for projects or extra storage. Step into the backyard and into your private retreat, surrounded by mature landscaping. An extended back deck (2018) with a gazebo (2021) offers shade and comfort, while the hot tub—framed by custom decking—creates a perfect place to unwind. Extra yard space along the side provides more room to enjoy, with a storage shed tucked neatly away for convenience. In cooler months, the sunroom at the rear of the home becomes your favourite spot, with its warm wood interior and peaceful afternoon light. Inside, the living room is bright and welcoming with floor-to-ceiling windows fitted with Hunter Douglas blinds, and a modern-rustic design continues into the dining area, complete with a new chandelier. The kitchen is both timeless and updated, with rich wood cabinetry, black hardware, quartz countertops, a black faucet, stylish backsplash, and all-new appliances (2018). Three well-designed bedrooms are located on the main level, each with their own charm. The primary bedroom comfortably fits a king-sized bed and features a private two-piece ensuite tucked behind a sliding barn door. The main bathroom has also been refreshed, and all interior doors have been updated to maintain the home's cohesive look. The fully finished basement offers a welcoming extension of the living space, starting with luxury vinyl plank floors and a custom wet bar. A generous rec room provides the perfect setting for movie nights or game days, warmed by a wood-burning fireplace installed in 2017. The beautifully renovated three-piece bathroom features a walk-in glass shower and white vanity, while two more spacious bedrooms offer flexibility for guests, family, or hobbies. The laundry room includes a new washer (2024), and major systems like the furnace, hot water tank, and central A/C were all replaced in 2016, with electrical updates completed in 2017. Turn the key and feel right at home—Schedule a Tour today.

Inclusions:

Property Listed By:

BUILT IN SPEAKERS, BUILT IN STORAGE BENCHES, GAZEBO, RECEIVER NEGOTIABLE, CURTAINS NEGOTIABLE, BASEMENT FRIDGE, GARAGE HEATER.
The Agency North Central Alberta

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











