



THE
A-TEAM

**RE/MAX
FIRST**

151 EYMUNDSON Road, Fort McMurray T9H 4N1

MLS® #: **A2223944**

Area: **Thickwood**

Listing Date: **05/22/25**

List Price: **\$250,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1979

Lot Information

Lot Sz Ar:

4,779 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,024

Low Sqft:

Ttl Sqft:

1,024

DOM

49

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

Driveway, Parking Pad

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Ext Feat:

Private Yard

Construction:

Vinyl Siding

Flooring:

Carpet, Linoleum

Water Source:

Fnd/Bsmt:

Wood

Kitchen Appl:

None

Int Feat:

Storage

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	12`0" x 5`0"	Bedroom	Main	13`5" x 8`6"
Bedroom	Main	12`0" x 9`6"	Dining Room	Main	8`10" x 7`5"
Foyer	Main	6`2" x 5`1"	Kitchen	Main	9`10" x 8`7"
Bedroom - Primary	Main	13`6" x 11`0"	3pc Bathroom	Basement	9`5" x 5`8"
Bedroom	Basement	13`0" x 8`9"	Bedroom	Basement	13`1" x 8`5"
Bedroom	Basement	11`1" x 8`8"	Dining Room	Basement	8`6" x 5`4"
Kitchen	Basement	9`6" x 12`11"	Game Room	Basement	13`2" x 15`10"
Furnace/Utility Room	Basement	2`8" x 4`11"	Living Room	Main	13`11" x 16`0"

Legal/Tax/Financial

Title:	Zoning:
Fee Simple	R1S
Legal Desc:	7823135

Remarks

Pub Rmks:	Welcome to 151 Eymundson Road! Located in the heart of Thickwood, this spacious six-bedroom, two-bathroom home is a fantastic opportunity for investors or families looking to purchase in one of Fort McMurray's most desirable neighborhoods. With plenty of space and a versatile layout. Directly across from the greenbelt, the home provides peaceful views and easy access to nature trails. You'll also enjoy the convenience of nearby schools, parks, shopping, and public transit, all within a mature, family-friendly community. The home features a generously sized backyard and ample parking, offering both comfort and practicality. Whether you're looking to add to your investment portfolio or create your dream home, this property is full of potential and ready for your vision.
Inclusions:	N/A
Property Listed By:	The Agency North Central Alberta

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

