



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:
<b>Fee Simple</b>	<b>R1S</b>
Legal Desc:	<b>7823135</b>

# Remarks

Pub Rmks:	<b>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.</b>
Inclusions:	<b>N/A</b>
Property Listed By:	<b>The Agency North Central Alberta</b>

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

