



THE
A-TEAM

**RE/MAX
FIRST**

135 ERINDALE Road, Fort McMurray T9H 4N4

MLS® #: **A2224802**

Area: **Thickwood**

Listing Date: **05/28/25**

List Price: **\$400,000**

Status: **Pending**

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: **4,720 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,175**
Low Sqft:
Ttl Sqft: **1,175**

DOM

3

Layout

Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **4 Level Split**

Parking

Ttl Park: **3**
Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Garden,Interior Lot,Landscaped,Lawn**
Park Feat: **Driveway,Front Drive,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Fire Pit,Garden,Lighting,Rain Gutters,Storage**

Construction:

Stone,Vinyl Siding

Flooring:

Hardwood,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**

Int Feat: **Pantry,Storage,Vinyl Windows**

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Dining Room	Main	8`5" x 10`9"	Kitchen	Main	11`7" x 11`2"
Living Room	Main	19`8" x 15`11"	2pc Ensuite bath	Second	7`5" x 5`7"
4pc Bathroom	Second	5`0" x 7`7"	Bedroom	Second	9`4" x 10`11"
Bedroom	Second	8`2" x 11`11"	Bedroom - Primary	Second	10`1" x 12`8"
3pc Bathroom	Lower	5`7" x 6`11"	Bedroom	Lower	11`3" x 12`0"
Family Room	Lower	17`0" x 13`7"	Den	Basement	9`4" x 13`6"
Laundry	Basement	7`4" x 12`4"	Game Room	Basement	11`1" x 13`6"

Storage	Basement	2`8" x 9`10"	Furnace/Utility Room	Basement	10`10" x 12`0"
			Legal/Tax/Financial		
Title:			Zoning:		
Fee Simple			R1S		
Legal Desc:	7823135		Remarks		
Pub Rmks:					
<p>Welcome to 135 Erindale Road: This expansive four-level split has been cherished by the same family for decades, with pride of ownership evident throughout. Now ready for its next chapter, this beautifully updated home offers a perfect blend of charm, functionality, and modern style. Featuring four bedrooms, two living rooms, and a sunny backyard, it's a standout opportunity in the heart of Thickwood. The curb appeal draws you in immediately, with meticulously maintained landscaping, a mature tree, and an updated exterior that includes vinyl and stone veneer siding, newer shingles, eaves, fascia, windows, doors, and a lovely covered front deck and side deck—both completed in 2012. The front step provides a welcoming spot to enjoy your morning coffee and captures the timeless charm this neighbourhood is known for. Inside, the main floor features a spacious living room with large windows, brand-new baseboards (2025), updated flooring, and new LED lighting on a dimmer switch (2024). The adjacent kitchen has been refreshed with refinished white cabinetry, stainless steel appliances, new flooring (2024), under-cabinet lighting, and a pantry for added storage. The dining area is perfectly placed between the two, creating a functional and inviting layout. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary suite that easily fits a king-sized bed and offers a private two-piece ensuite. The beautifully updated four-piece main bathroom (2018) features a floating vanity, custom tile surround with niches, and a modern aesthetic that flows with the rest of the home. On the third level, a bright and comfortable family room awaits, complete with built-in shelving, large windows, and more dimmable LED lighting. A generous fourth bedroom and a full three-piece bathroom add incredible flexibility for guests, teenagers, or multigenerational living. The fourth level offers even more space, ideal for a home gym, games room, or flex space. You'll also find the laundry area, upgraded in 2024 with new counters and cabinetry, plus an additional den with a pocket door, storage closets, utility room, and access to an impressive crawl space for extra storage. Additional highlights include a newer hot water tank (2017), upgraded electrical (2012), and the inclusion of both an extra fridge and freezer in the basement. Move-in ready and available for immediate possession, this incredible home offers space, comfort, and enduring value in one of Fort McMurray's most beloved neighbourhoods. Schedule your private tour today.</p>					
Inclusions:					
Property Listed By:					
Shed, fire pit, furniture negotiable, freezer					
The Agency North Central Alberta					

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













