



THE
A-TEAM

**RE/MAX
FIRST**

195 CARDINAL Drive, Fort McMurray T9K1H8

MLS®#: **A2227915**

Area: **Thickwood**

Listing Date: **06/04/25**

List Price: **\$319,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1980

Lot Information

Lot Sz Ar:

7,330 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,124

Low Sqft:

Ttl Sqft:

1,124

DOM

2

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

See Remarks

Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Floor Furnace,Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

See Remarks

Flooring:

Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1

Legal Desc:

7921223

Remarks

Pub Rmks:

ESTATE SALE - This beautiful bi level is an estate sale and is awaiting new owners. The yard is massive with room to build your dream garage (pending city

approval), inside features 4 bedrooms, 1.5 bathrooms with the primary bedroom having its own 2pc bathroom. There are 3 bedrooms up and one in the basement. The Kitchen is a chef's delight with lots of cabinetry and a peninsula island that overlooks the dining area making entertaining family and friends exciting! The living room is spacious and has a huge picture window great for letting in lots of natural light. The patio doors off the dining area lead to a huge deck overlooking the massive backyard. The basement is developed with dry bar, recreational room, bedroom, and another family room and a 3 pc bath under renovation 'as is' and laundry. If you are looking for a home and don't mind a bit of sweat equity, then this home has a ton of potential and is ready for a quick possession. Only steps away from the Birchwood trails, schools, shopping, bus route and more. Home is sold as is without any seller's warranties or representations. **CALL NOW TO VIEW BEFORE THIS ONE IS GONE LIKE THE WIND!**

Inclusions:

Property Listed By:

FRIDGE, STOVE 'AS IS

RE/MAX Connect

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





