



THE
A-TEAM

**RE/MAX
FIRST**

165 ROGERS Crescent, Fort McMurray T9H 2W7

MLS® #: **A2231376**

Area: **Thickwood**

Listing Date: **06/15/25**

List Price: **\$385,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1978

Lot Information

Finished Floor Area

Lot Sz Ar:

6,600 sqft

Lot Shape:

Abv Sqft:

1,173

Low Sqft:

Ttl Sqft:

1,173

DOM

21

Layout

Beds:

4 (3 1)

Baths:

2.5 (2 1)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Few Trees,Interior Lot,Rectangular Lot

Double Garage Detached,Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

Stucco,Vinyl Siding,Wood Frame

Flooring:

Carpet,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Other

Int Feat:

Bar,Ceiling Fan(s),Laminate Counters,Pantry

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Kitchen	Main	15`0" x 13`0"	Dining Room	Main	10`0" x 9`0"
Living Room	Main	15`0" x 13`0"	Bedroom	Main	10`0" x 10`0"
Bedroom	Main	9`6" x 9`6"	Bedroom - Primary	Main	14`0" x 11`2"
2pc Ensuite bath	Main	5`5" x 5`0"	4pc Bathroom	Main	9`5" x 5`0"
Bedroom	Basement	23`0" x 10`0"	4pc Bathroom	Basement	13`5" x 5`0"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

4948TR

Remarks

Pub Rmks: **Welcome to 165 Rogers Crescent, a charming bungalow tucked away on a quiet street in lower Thickwood. Situated on a 6,597 square foot fenced lot, this property offers mature trees, a tandem paved driveway, and a detached 22' x 24' garage. Step inside to a living area filled with character, featuring vaulted wood ceilings, a chevron wood-slatted feature wall, and a cozy wood-burning stove. The dining area overlooks the living room and leads directly into a functional kitchen with wooden cabinetry, backyard views, and a pantry for added storage. Down the hall, you'll find two spacious bedrooms with oversized windows, a 4-piece main bathroom, and a primary bedroom with a private 2-piece ensuite. The basement includes a separate entrance and a laundry area located at the bottom of the landing. The lower level also offers a large rec room with a wet bar, one large finished bedroom, an additional unfinished bedroom, and a full bathroom. The property includes trees and features garden beds that could shine with a little attention. This home is ideally located close to schools, trails, and shopping, making it a great opportunity to own in one of Fort McMurray's established neighbourhoods.**

Inclusions: **as is, where is on possession**
Property Listed By: **COLDWELL BANKER UNITED**

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











