



**108 Robin Crescent
Fort McMurray, Alberta**

MLS # A2306959



\$574,900

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,617 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Quiet Thickwood street. Mature trees. A private 6,599 sq ft lot that actually feels like your own space If you’ve been waiting for a home with character, room to grow, and long term upside… this is it. With over 2,700 sq ft of total living space, this 4 level split gives you flexibility for a growing family, home office, or both. The layout just works. The kitchen has been renovated and still stands out today. Custom cabinetry, Corian countertops, gas cooktop, built in oven, island workspace, and plenty of storage. It flows naturally into the dining and living areas so everything feels connected. At the back of the home, the mudroom is a game changer. A full wall of built ins, space to drop everything when you walk in, and direct access to the yard. Functional and practical in real life. Upstairs, you’ve got three bedrooms including a spacious primary with dual closets and access to a full bathroom with a steam shower. Downstairs adds even more space with a large family room, wood burning fireplace, fourth bedroom, and full bathroom. The basement continues with a rec room, laundry area, and a fifth bedroom. Tons of room here. Outside, you’ll find a stamped concrete driveway, detached garage, front porch, and a private backyard with a cedar deck and mature trees. The kind of yard you actually want to spend time in ?? This home has seen major updates over the years including the kitchen and exterior. It’s currently tenant occupied and could use some refreshing, but the opportunity here is obvious. Solid home. Great layout. Incredible location. Close to schools, walking trails, and everyday amenities… this is one of those properties where the upside is just as exciting as what’s already here