



GRASSROOTS
REALTY GROUP

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117 Ross Street
Fort McMurray, Alberta

MLS # A2314242



\$275,000

Division:	Thickwood		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,101 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating: Forced Air, Natural Gas

Floors: Carpet, Laminate, Tile

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding

Foundation: Poured Concrete

Features: Ceiling Fan(s), See Remarks

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R3

Utilities: -

Inclusions: NA

A well maintained townhouse in the heart of Thickwood offering excellent value for buyers looking to get into the market without condo fees. This home offers 4 bedrooms, 2.5 bathrooms, and a fully developed basement, giving buyers the extra space that is becoming harder to find in this price range. The main floor features a functional layout with a spacious living room, dining area, kitchen, and an additional flex space that works well as a breakfast nook, office area, or added storage. Upstairs offers three bedrooms and a full bathroom, while the basement includes a fourth bedroom, additional bathroom, laundry area, and plenty of storage space. Outside, the property features a fenced yard, rear parking, deck space, and a storage shed. Located close to schools, parks, shopping, transit, walking trails, and quick access to Highway 63, this is a practical option for first time buyers, young families, or investors looking for an affordable property with good usable space and strong long term potential.