



GRASSROOTS

REALTY GROUP

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**116 Castle Ridge Lane
Fort McMurray, Alberta**

MLS # A2318932



\$565,000

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,394 sq.ft.	Age:	1998 (28 yrs old)
Beds:	4	Baths:	3
Garage:	Double Garage Attached, Off Street, Parking Pad		
Lot Size:	0.15 Acre		
Lot Feat:	Landscaped, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Vinyl Windows		

Inclusions: Fridge, stove, dishwasher, washer, dryer, garage door opener & remote, central ac, shed

WELCOME TO YOUR FAMILY'S NEXT CHAPTER! Nestled on a quiet street in one of Thickwood's most sought-after locations, 116 Castle Ridge Lane offers the perfect blend of space, comfort, and convenience. Just steps from parks, schools, walking trails, and everyday amenities, this home provides the peaceful setting families love while keeping everything you need close at hand. With over 2,000 sq ft of developed living space across multiple levels, this well-maintained split-level home was designed with family living in mind. The bright and welcoming main floor features soaring vaulted ceilings, a cozy gas fireplace, beautiful hardwood flooring, and a spacious front living room that flows seamlessly into the formal dining area—ideal for family gatherings and holiday celebrations. The heart of the home is the large eat-in kitchen, complete with granite countertops, stainless steel appliances (new dishwasher), a pantry, and plenty of room for busy mornings, homework sessions, and casual family meals. From here, step into the enclosed three-season sunroom, creating the perfect extension of your living space throughout the warmer months. Upstairs, hardwood flooring continues throughout all three bedrooms. The spacious primary retreat features a walk-in closet and a private 3-piece ensuite with a corner jetted tub and updated vanity. A recently renovated 4-piece main bathroom serves the additional bedrooms, making this level ideal for growing families. The third level offers even more space to spread out, featuring a bright family room with large above-grade windows and a charming wood-burning fireplace. This level also includes a fourth bedroom, an updated 3-piece bathroom, and a convenient laundry room—perfect for teenagers, guests, or a home office setup. Outside, the fully fenced pie-shaped backyard is a true family oasis.

Mature trees provide shade, privacy, and room for kids and pets to play, while the three-season sunroom offers a peaceful place to relax and enjoy summer evenings. If you've been searching for a home that offers space for everyone, multiple living areas, four bedrooms, extensive updates, and an unbeatable Thickwood location, this is the opportunity you've been waiting for.