



GRASSROOTS
REALTY GROUP

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**113 Dundas Road
Fort McMurray, Alberta**

MLS # A2321768



\$520,000

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,303 sq.ft.	Age:	1985 (41 yrs old)
Beds:	3	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Stone, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Chandelier, Closet Organizers, Pantry, Quartz Counters		

Inclusions: All Window Coverings, Beverage Fridge, Fridge, Freezer, Gas Range, Wall Oven, Wall Microwave, Dishwasher, Washer, Dryer, Garage Heater, Ari Conditioner, Hot Tub "as is where is"

Located in the heart of Thickwood, welcome to 113 Dundas Road! Perfectly positioned steps away from the Birchwood Trail systems + conveniently located close to schools, parks, shopping, and bus stops. Extensively renovated between 2018–2019, this home showcases impressive upgrades including new black vinyl windows, updated siding with stone accents, and the show-stopping sunroom addition - featuring soaring vaulted ceilings, skylights galore, and an abundance of windows, this stunning space is truly the heart of the home - complete with a natural gas fireplace, it offers the perfect year-round retreat filled with warmth and natural light. The The main floor boasts a beautifully designed chef’s kitchen equipped with professional-grade Frigidaire appliances: including a natural gas range, full-size fridge, full-size freezer, wall oven, built-in microwave, + beverage fridge. Ample counter space, quality cabinetry, and a walk-in pantry make this kitchen both functional and impressive! The dining area comfortably accommodates an 8+ person table — ideal for hosting family and friends. The living room is equally inviting, featuring a striking black brick decorative fireplace. This level also offers three bedrooms, including a primary complete with an updated 3-piece ensuite. The entry level welcomes you with a large foyer providing direct access to the attached 11x24 heated garage. Just steps away, you’ll find the laundry room for added convenience. A generous family room features a third fireplace, creating a cozy atmosphere for relaxing evenings, along with a versatile den space for additional storage. Additional the basement boosts a 5 piece bathroom | that could be used as your own primary retreat away from the upstairs bedrooms. For those needing additional storage, workspace, or activity hub the detached 20x24 heated shop is a rare and

bonus! Situated on a desirable pie-shaped lot, this property backs directly onto a greenbelt, offering privacy and beautiful views. This beautifully updated home combines modern upgrades, functional space, and an unbeatable location. Don't miss your opportunity to call 113 Dundas Road home — book your private showing today!