



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

185 Eymundson Road
Fort McMurray, Alberta

MLS # A2325104



\$369,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,345 sq.ft.	Age:	1980 (46 yrs old)
Beds:	6	Baths:	3
Garage:	Single Garage Attached		
Lot Size:	0.17 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to 185 Eymundson Road, a spacious and bi-level located in the heart of Thickwood. Offering just over 1,300 sq. ft. of living space, this home features an impressive 6 bedrooms with 3 on the main level and 3 downstairs, making it an excellent option for growing families or those needing extra space. The main floor offers a bright and functional layout, including a primary bedroom complete with its own 3-piece ensuite. Downstairs you'll find a massive recreation room, an additional den that's perfect for a home office or hobby room, and a convenient bar area that offers the potential to be converted into a small kitchen, creating even more flexibility for extended family or future possibilities. A separate entrance adds to the home's versatility. Outside, you'll find a attached garage, a spacious backyard perfect for kids, pets, or entertaining, and a welcoming front yard that adds great curb appeal. Numerous renovations have already been completed, allowing you to move in and enjoy while adding your own finishing touches over time. Located in the desirable Thickwood neighbourhood, close to schools, parks, walking trails, shopping, and all amenities, this affordable home offers exceptional value. Whether you're searching for your first family home or simply need more space at an attractive price, 185 Eymundson Road is one you won't want to miss. CALL TODAY FOR YOUR OWN PERSON SHOWING