



**GRASSROOTS**  
REALTY GROUP

587-777-7276  
yuri@grassrootsrealtygroup.ca

193 Eymundson Road  
Fort McMurray, Alberta

MLS # A2325109



**\$399,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Thickwood              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,339 sq.ft.           | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Front Yard             |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters              |                   |     |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | N/A |
|--------------------|-----|

INVESTOR ALERT or PERFECT FAMILY HOME! Welcome to 193 Eymundson Road, located in the heart of Thickwood &mdash; just steps from schools, trails, and parks. This spacious 5-bedroom, 3-bathroom home offers great potential for both homeowners and investors. The main floor features a bright open living area with a cozy wood-burning fireplace and beautiful hardwood floors throughout. The kitchen and dining area provide plenty of space for family gatherings. Downstairs, you&rsquo;ll find a fully developed basement with two additional bedrooms, a full bathroom, and a separate entrance &mdash; ideal for rental income or extended family. Outside, enjoy a detached garage, a large driveway with ample parking, and a great-sized lot. Whether you&rsquo;re looking to live upstairs and rent out the basement, or simply enjoy extra space for family, this home checks all the boxes. Don&rsquo;t miss this opportunity in one of Fort McMurray&rsquo;s most established neighborhoods!