



GRASSROOTS

REALTY GROUP

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**104 Dundas Road
Fort McMurray, Alberta**

MLS # A2325226



\$710,000

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	3,174 sq.ft.	Age:	1979 (47 yrs old)
Beds:	4	Baths:	5 full / 1 half
Garage:	Double Garage Attached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.23 Acre		
Lot Feat:	Corner Lot, Lawn		

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

Inclusions: Fridge x2, stove, dishwasher, deep freezer, washer x 2 (upper washer sold as is), dryer x2, tree house, hot tub (as is), all window coverings

Welcome to 104 Dundas Road—an extraordinary, one-of-a-kind home offering over 3,100 sq. ft. of versatile living space, thoughtfully designed for multigenerational living or those seeking room for a home-based business. With 4 bedrooms, 3 dens, 2 full kitchens, 4.5 bathrooms, 4 separate living rooms, and 4 fireplaces (2 gas and 2 wood-burning), this is a home you truly have to see to appreciate. Situated on a quiet corner lot just steps from the Birchwood Trails, green space with outdoor exercise equipment, schools, shopping, and everyday amenities, the location is as impressive as the home itself. Step inside and be welcomed by a grand foyer featuring slate tile flooring and a curved hardwood staircase. The main level offers a spacious flex room that could serve as a bedroom, executive office, or the perfect space for a home-based business. You'll also find a welcoming living room complete with a wet bar, a convenient 2-piece bathroom, a mudroom, and access to the oversized 23' x 27' attached garage. The next level is designed for entertaining, featuring a bright family room that flows into the formal dining area with access to the backyard, along with a spacious eat-in kitchen boasting vaulted ceilings and access to the covered side deck. Hardwood flooring extends throughout most of the 2 upper levels. Upstairs you'll find the bedroom level with convenient laundry, a 4-piece main bathroom, and three generous bedrooms. One bedroom features its own 4-piece ensuite, while the spacious primary retreat includes a built in vanity and a 3-piece ensuite with a tiled walk-in shower. The lower two levels function almost as a second home, complete with a full second kitchen, two additional living rooms, a fourth bedroom, a second laundry area, two versatile dens, and a huge 4-piece bathroom featuring a jetted tub, separate shower, and sauna.

Outside, the impressive 9,923 sqft corner lot offers exceptional parking with a triple-wide driveway, an RV parking pad beside the garage, and a fully fenced backyard complete with a wraparound deck (partially covered), garden area, and treehouse. Whether you're searching for the perfect multigenerational home, need flexible living arrangements, or want a property that can accommodate a home-based business, 104 Dundas Road offers endless possibilities in a desirable neighbourhood.