



GRASSROOTS
REALTY GROUP

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122 Christina Court
Fort McMurray, Alberta

MLS # A2325639



\$350,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,107 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Front Yard, No Neighbours Behind, Standard Shaped		

Heating:	Forced Air
Floors:	Carpet, Vinyl Plank
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Preserved Wood
Features:	Storage, Vinyl Windows

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R1
Utilities:	-

Inclusions: Water Cooler, 1 mail key, 1 house key.

Welcome to 122 Christina Court, a charming five bedroom bi-level tucked away on a quiet dead end street in the heart of Thickwood. Lovingly owned for over 30 years, this well maintained home has been thoughtfully refreshed with modern updates while preserving the warmth and character that make it feel instantly welcoming. With immediate possession available, New Shingles, New Appliances and a renovated kitchen and interior (all 2026), this home is ready for its next family to move in and make it their own. The home offers excellent curb appeal with a concrete front parking pad for two vehicles, newer shingles, updated windows, and a fully fenced backyard surrounded by mature landscaping. The spacious yard provides plenty of room for children, pets, gardening, or entertaining, creating a peaceful outdoor retreat in one of Fort McMurray's most established neighbourhoods. Inside, the home has been beautifully refreshed in 2026 with fresh paint throughout, updated flooring, new baseboards, modern lighting, and a renovated kitchen featuring timeless white cabinetry. The result is a bright, clean interior that feels fresh, inviting, and move in ready while still offering the charm of a well cared for home. Offering five bedrooms, this home provides the flexibility today's buyers are looking for, whether you need extra space for a growing family, overnight guests, a home office, or hobby rooms. The functional bi-level layout offers comfortable living with room for everyone. The main level is complete with three generous sized bedrooms and a four piece bathroom while the lower level offers an additional two bedrooms along with a bright family room for added living space. With big windows in the basement you won't let this space go to waste. Additional updates provide peace of mind, including central air conditioning installed approximately five years ago, updated

windows completed approximately ten years ago, a concrete parking pad completed in 2016, a newer furnace, and recent furnace component replacements completed last winter. Located in a quiet family friendly area close to schools, parks, trails, shopping, and everyday amenities, 122 Christina Court offers an excellent opportunity for first time buyers, down-sizers, or families looking for a home with a large yard in an established neighbourhood. Freshly updated, lovingly maintained, and available for immediate possession, 122 Christina Court is ready to welcome its next owners. Schedule your private showing today.