



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

108 Robin Crescent
Fort McMurray, Alberta

MLS # A2331462



\$559,000

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,617 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Driveway, Single Garage Detached		
Lot Size:	0.15 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Mixed	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: NA

Quiet Thickwood street. Mature trees. A private 6,599 sq ft lot that actually feels like your own space. And here's the news. This home is now vacant, freshly ready to show, and available for possession whenever you are. No tenants. No waiting. See it today, move in on your timeline. With over 2,700 sq ft of total living space, this 4 level split gives a growing family room to spread out. Home office, guest space, hobby room, the layout just works. The renovated kitchen still stands out today. Custom cabinetry, Corian countertops, gas cooktop, built in oven, and an island workspace with storage everywhere you look. It flows straight into the dining and living areas so the main floor feels connected, not chopped up. The back mudroom is the part you'll brag about. A full wall of built ins, a spot to drop everything when you walk in, and direct access to the yard. Built for real life in Fort McMurray. Upstairs holds three bedrooms, including a spacious primary with dual closets and access to a full bathroom with a steam shower. Yes, a steam shower. The lower level adds a big family room warmed by a wood burning fireplace, a fourth bedroom, and another full bathroom. The basement keeps going with a rec room, laundry, and a fifth bedroom. Five bedrooms total. Tons of room. Outside you get a stamped concrete driveway, detached garage, front porch, and a private backyard with a cedar deck under mature trees. The kind of yard you actually use. Major updates over the years include the kitchen and exterior. It could use a little refreshing, and that's exactly where the opportunity lives. Solid home. Great layout. Incredible location, close to schools, walking trails, and everyday amenities.