



GRASSROOTS
REALTY GROUP

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120 Dowd Road
Fort McMurray, Alberta

MLS # A2332687



\$499,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,168 sq.ft.	Age:	1978 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Front Drive, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Back Lane, Back Yard		

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

Inclusions: All window coverings including curtains, fridge, stove, OTR, Dishwasher, Kitchen Island, Grey kitchen pantry, Shelving in the primary bedroom, TV mounting bracket (x 2), baby gate, Electric fireplace, Security system + equipment (no contract), Washer, Dryer, Standup freezer, mini fridge, Air Conditioner, Outdoor play set, Pool + pump, Umbrella, Garage Heating system, Compressor, Garage overhead opener, garage cabinets (blue), Rubber flooring, Mirrors, Shed x 2

The impressive 22' x 29' detached garage is a dream for any hobbyist, featuring in-floor heat, built-in cabinetry, soaring 12' ceilings + 10' overhead door, plenty of room for projects or storage. Outside, the massive driveway with a brand-new rubber surface provides ample parking for multiple vehicles, + recreational toys. The fully fenced backyard is designed for entertaining & enjoyment, complete with a large rear deck and an above-ground pool (included in the sale). The main floor offers a warm and inviting living room centred around a decorative wood-burning fireplace, connecting to the dining area with attractive built-in cabinetry. The functional L-shaped kitchen provides ample counter space, + the movable island adds extra storage and a casual gathering spot. + Direct access from your kitchen to your BBQ area & large deck at the rear of the home. Approximately 90% of the home features laminate flooring, while the beautifully renovated main 4-piece bathroom (2025) adds a fresh, modern touch. The primary bedroom includes its own convenient 2-piece ensuite, while two additional bedrooms complete the upper level. Downstairs, you'll find an expansive family/recreation room with endless possibilities for entertaining, games, or relaxing. The lower level also includes a fourth bedroom with a walk-in closet, a 3-piece bathroom, and a dedicated laundry area. With exceptional garage space, abundant parking, a fantastic location, and a location close to trails and amenities this home offers ton of value! Call to tour today!