



**GRASSROOTS**  
REALTY GROUP

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**156 Rock Bay**  
**Fort McMurray, Alberta**

**MLS # A2335543**



**\$230,000**

|                  |                         |               |                   |
|------------------|-------------------------|---------------|-------------------|
| <b>Division:</b> | Thickwood               |               |                   |
| <b>Type:</b>     | Residential/Five Plus   |               |                   |
| <b>Style:</b>    | 3 Level Split           |               |                   |
| <b>Size:</b>     | 751 sq.ft.              | <b>Age:</b>   | 1977 (49 yrs old) |
| <b>Beds:</b>     | 4                       | <b>Baths:</b> | 1 full / 1 half   |
| <b>Garage:</b>   | Off Street, Parking Pad |               |                   |
| <b>Lot Size:</b> | 0.06 Acre               |               |                   |
| <b>Lot Feat:</b> | Private                 |               |                   |

|                    |                                             |                   |    |
|--------------------|---------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                  | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Laminate, Vinyl Plank | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt                                     | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | Full                                        | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Wood Frame                                  | <b>Zoning:</b>    | R3 |
| <b>Foundation:</b> | Poured Concrete                             | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Kitchen Island, See Remarks                 |                   |    |

|                    |                        |
|--------------------|------------------------|
| <b>Inclusions:</b> | Window Coverings, Shed |
|--------------------|------------------------|

NO CONDO FEES! Welcome to 156 Rock Bay, an affordable and move-in-ready home tucked away in a quiet Thickwood cul-de-sac. Perfect for first-time buyers or investors, this freshly painted property offers 4 bedrooms and 1.5 bathrooms across three finished levels. The bright, open-concept main floor features a spacious living room and a functional kitchen with ceiling-height cabinetry, plenty of storage, a tiled backsplash and a large island. Upstairs, you'll find two bedrooms, including a generous primary bedroom with access to the front deck, along with a full 4-piece bathroom. The lower level provides two additional bedrooms, a convenient 2-piece bathroom, laundry and utility space. Outside, enjoy a private yard, rear deck, two parking spaces off the back alley and additional street parking out front. Located close to schools, shopping, trails and public transit, this is a great opportunity to own a four-bedroom home with no condo fees. Book your private showing today!