



## 104 Thicket Drive Fort McMurray Alberta

\$439,900

What does this property offer you? Just to touch on where it is, it's nestled in the serene heart of a quiet community where natural beauty meets modern convenience. Fort McMurray's famed Birchwood Trails only sits 3 doors over and out your back door is a ballpark with fields, play structure and outdoor workout equipment. Also out back is the holy grail of detached garages with a 24 X 26 garage! Fully insulated, drywalled and completely wired with 10 foot ceilings and infloor heating making it ideal for all those garage enthusiasts and mechanics. This fully developed bungalow boasts an open-concept living room and kitchen, completed with island space ideal for food prep and cooking on your gas stove. The kitchen features ample cabinet space and high-end appliances, including a gas cooking range, refrigerator, wall oven, dishwasher, and bar fridge. The open concept design is perfect for hosting guests and making the most of the available space in the kitchen, dining area, and living room. The primary bedroom is large and spacious, with an ensuite completed by a jacuzzi tub for the nights you wish to relax, ample counter space and a stand up shower. A variety of closets ensure you have the storage you need and the patio french doors lead you to the outside deck for the evenings you wish to sit back and take in the surroundings. This bungalow features a fully developed basement offering a spacious rec room area, a large storage or workshop space, a full bathroom and 2 more additional rooms! Some of the more recent upgrades include, roof, hotwater on demand and windows. Now for all you garage enthusiasts that skipped past all the other photos just to check out the garage. I've been in Fort McMurray long enough to know this is where it's at, from garage gatherings for St. Paddy's day to Tibbs Eve! to needing enough space for the vehicles, SXS or skidoos and still have...

3pc Bathroom 7.67 Ft x 8.25 Ft

Bedroom 12.42 Ft x 16.67 Ft

Den 11.25 Ft x 9.75 Ft

Recreational, Games room 13.25 Ft x 30.00 Ft

Storage 13.00 Ft x 14.50 Ft

Furnace 5.00 Ft x 5.33 Ft

4pc Bathroom 6.42 Ft x 7.92 Ft

Primary Bedroom 18.00 Ft x 12.08 Ft

Bedroom 11.75 Ft x 10.42 Ft

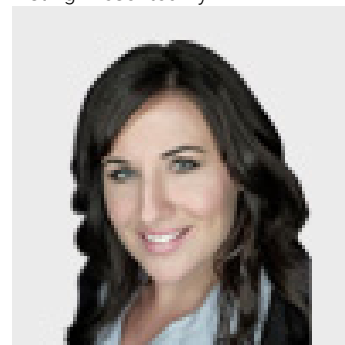
Dining room 12.17 Ft x 7.00 Ft

Kitchen 12.17 Ft x 10.42 Ft

Living room 13.08 Ft x 18.67 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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