



116 Rowan Street Fort McMurray Alberta

\$419,900

TONS OF PARKING WITH LONG DRIVEWAY & DOUBLE DETACHED HEATED GARAGE | BACKING ONTO UTILITY RIGHT-OF-WAY | IMMEDIATE POSSESSION AVAILABLE | FRESH PAINT THROUGHOUT | Welcome to 116 Rowan Street, located on a quiet street in the beautiful neighbourhood of Thickwood and close to two elementary schools, lots of amenities & the Birchwood Trails! On your way into this bungalow home, you will be greeted by a new lovely front porch built with sturdy and long-lasting Duradek decking to enjoy your morning coffee. Once inside, the main floor features a spacious and bright living room, kitchen, dining room with updated lighting, 3 bedrooms, and 1.5 bathrooms including an ENSUITE bathroom. The living room features a large window to allow for an abundance of natural light, and it opens up to the dining area which is next to the kitchen. The kitchen features another eating area, a new kitchen sink faucet, and access to the side entrance. The primary bedroom and the other 2 bedrooms are down the hall. The primary bedroom features a 2-piece ensuite bathroom! The main floor full bathroom features a tub/shower combo. In the basement, you will find a LARGE rec room (renovated to include a drop-down ceiling with pot lights), large bedroom with brand new IKEA closet system, full bathroom with tub/shower combo, large utility room with laundry, and a cold storage room. The backyard is partially fenced and backs onto a utility right-of-way. The backyard features a garden shed and a new beautiful, durable stone patio. The double HEATED (radiant heat) garage has a new insulated garage door. Freshly painted throughout! Furnace and air conditioner new in 2019. Hunter Douglas blinds throughout added ~3 years ago. All renovations have been meticulously done. Watch the 3D tour then book your showing today! (id:6769)

4pc Bathroom 5.08 Ft x 11.75 Ft

Bedroom 15.42 Ft x 12.00 Ft

Recreational, Games room 28.92 Ft x 23.83 Ft

Storage 11.17 Ft x 8.67 Ft

Laundry room 14.33 Ft x 11.75 Ft

4pc Bathroom 7.17 Ft x 7.00 Ft

Bedroom 11.75 Ft x 8.08 Ft

Dining room 9.58 Ft x 8.75 Ft

Kitchen 16.75 Ft x 9.17 Ft

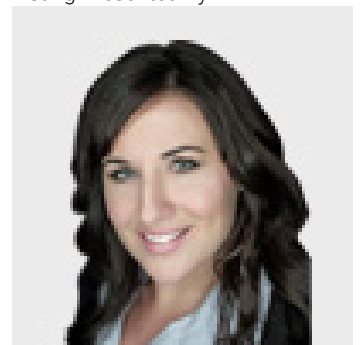
Living room 13.42 Ft x 18.25 Ft

Primary Bedroom 13.58 Ft x 13.50 Ft

2pc Bathroom 7.00 Ft x 4.00 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX First

<https://linktr.ee/ateamcalgary>

RE/MAX

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Bedroom 11.75 Ft x 10.58 Ft

2pc Bathroom 2.83 Ft x 7.00 Ft