

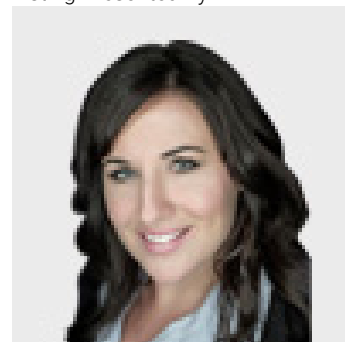


# 120 Romar Street Fort McMurray Alberta

\$475,000

This lovely walk-out bungalow is truly one of a kind and is located in a desirable area of Fort McMurray. From the moment you arrive, you'll be impressed by the massive driveway and double attached heated garage, as well as room for an RV. The huge executive bungalow boasts 5 bedrooms and 4 bathrooms. As you explore the property, you'll be amazed by the massive private yard and large deck, which is perfect for entertaining and enjoying the serene surroundings. Inside, the home is an impressive layout. The welcoming foyer leads to a formal dining area and a huge kitchen with plenty of cabinet space and a large island. The spacious living room features vaulted ceilings and a cozy wood-burning fireplace with a rock face as a central feature of the home. The main floor also includes bathrooms and 4 bedrooms upgraded with central and central vac. The finished basement is the perfect place to relax and unwind, with a large family room featuring a fireplace and wet bar, two bathrooms, and 2 bedrooms. The property is situated on a spacious 9,350 sqft lot. Located in the sprawling community of Thickwood is one of the city's most well-established, thriving neighbourhoods. A careful balance of surrounding amenities, combined with nearby natural green spaces make this a perfect home for all families. Picnic in the nearby parks, hike, bike or cross-country ski while admiring the stunning and treasured natural gem that is the Birchwood trails perfect for nature lovers. This captivating neighbourhood is conveniently close to recreational facilities such as the Centerfire Place where the much-loved Oil Barons play and locals can enjoy a rousing game of shiny, leisurely skating or the many year-round activities it hosts. Residents enjoy myriad amenities for every interest such as football/ rugby fields, tennis courts, outdoor ice rinks, local pubs, shopping districts, and walking d...

Listing Presented By:



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**RE/MAX Fort McMurray**

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2pc Bathroom 4.92 Ft x 7.83 Ft

3pc Bathroom 10.00 Ft x 4.67 Ft

Bedroom 11.67 Ft x 14.25 Ft

Bedroom 12.83 Ft x 9.08 Ft

Den 9.58 Ft x 9.67 Ft

Dining room 18.25 Ft x 13.33 Ft

3pc Bathroom 5.00 Ft x 8.42 Ft

4pc Bathroom 7.17 Ft x 8.42 Ft

Bedroom 12.67 Ft x 8.25 Ft

Bedroom 9.42 Ft x 11.17 Ft

Bedroom 9.33 Ft x 14.50 Ft

Dining room 10.00 Ft x 12.25 Ft

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

Kitchen 16.00 Ft x 9.92 Ft

Kitchen 13.75 Ft x 7.92 Ft

Recreational, Games room 25.67 Ft x 15.75 Ft

Furnace 38.17 Ft x 13.42 Ft

Kitchen 19.17 Ft x 15.83 Ft

Living room 23.08 Ft x 17.08 Ft

Primary Bedroom 16.00 Ft x 12.00 Ft