



122 Spruce Street Fort McMurray Alberta

\$300,000

NO CONDO FEES! Income Potential! Large Backyard backing on to green space! Now there is a good start! Tucked away in Thickwood, this lovely 4 bedroom, 2 bathroom duplex is waiting for you to call it home. The main floor offers an eat-in kitchen, living room, 2 bedrooms, one 4 piece bathrooms and a laundry closet. The illegal basement suite also offers 2 bedrooms, one 4 piece bathroom, Living Room and eat-in kitchen. The backyard is fully fenced and offers 2 sheds for additional storage. Updates include: SHINGLES (2021), HOT WATER TANK (2022), subfloor, flooring and doors in the basement. Title insurance in lieu of a RPR. (id:6769)

Living room 16.83 Ft x 12.00 Ft

Other 11.00 Ft x 8.08 Ft

4pc Bathroom 7.17 Ft x 9.08 Ft

Bedroom 12.50 Ft x 11.50 Ft

Bedroom 13.42 Ft x 9.42 Ft

Hall 6.00 Ft x 7.25 Ft

Kitchen 10.67 Ft x 8.83 Ft

Dining room 6.92 Ft x 8.83 Ft

Living room 17.42 Ft x 12.17 Ft

Other 8.67 Ft x 3.92 Ft

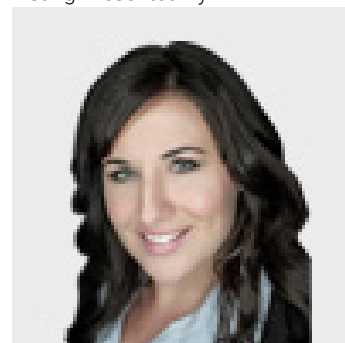
Hall 10.25 Ft x 6.50 Ft

4pc Bathroom 7.67 Ft x 7.67 Ft

Primary Bedroom 12.50 Ft x 12.33 Ft

Bedroom 11.42 Ft x 8.58 Ft

Listing Presented By:



Originally Listed by:
People 1st Realty

RE/MAX

RE/MAX Fort McMurray

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