



# 127 CHRISTINA Court Fort McMurray Alberta

\$579,900

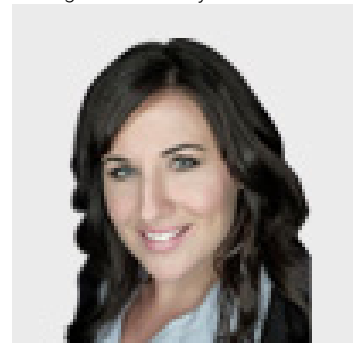
127 Christina Court! LOCATION, FAMILY & FUNCTIONALITY!! This beautiful, 2377 sqft home + 1207 SQFT fully developed basement sits on a 10,204 sqft, pie-shaped lot on a very quiet, central Thickwood cul de sac, close to schools, the Birchwood Trail system & shopping. A very cool & unique feature of this home is a very large concrete sports court in the rear yard for all 4 seasons of fun; basketball, road hockey, ice hockey, tennis, chalk art or learning to ride a bike! You name it...it's large enough to accommodate all activities, entertainment, festivities & family functions! This family home has 4 bedrooms up on the 2nd floor which includes one full bathroom as well as a primary 4-piece ensuite with 10ft walkthrough closet, stand-up shower & separate tub. The second-floor balcony looks down to the main floor foyer; which is very large & accommodating for the family. Once inside you'll love the open concept of this home with vaulted ceiling to the second-floor landing area and large windows allowing the natural light to pour in. You'll also notice this is a pet free & smoke free home as well! Main floor has a large Laundry/Mudroom for the family to the double attached garage. The mudroom has custom cabinetry with the ultimate family organizers & lockers for each + you have a fold away ironing board, laundry sink, large storage cabinets, a chest freezer & 1/2 bath. This Mud/Laundry Room is a must have for any busy, active family! Main floor is also where you will find the renovated custom kitchen including a large island with eat-up bar & stools + chefs prep station & stool hideaway. Just off the kitchen you have a family/dining room (which can be either) with a gas fireplace & brick mantle. Off the other side of the kitchen you have Den area/Flex room (dining room) with a picture window which all looks out to the massive rear yard! This also connects to the 2-tie...

4pc Bathroom 9.25 Ft  
 4pc Bathroom .00 Ft x .00 Ft  
 Primary Bedroom 15.33 Ft x 13.00 Ft  
 Bedroom 12.58 Ft x 10.17 Ft  
 Bedroom 12.58 Ft x 10.17 Ft  
 Bedroom 12.58 Ft x 7.83 Ft

Recreational, Games room 25.08 Ft x 25.50 Ft  
 Storage 4.17 Ft x 9.17 Ft  
 Storage 3.67 Ft x 4.25 Ft  
 2pc Bathroom 5.08 Ft x 4.42 Ft  
 Dining room 11.17 Ft x 16.75 Ft  
 Family room 11.67 Ft x 9.92 Ft

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

Listing Presented By:



Originally Listed by:  
COLDWELL BANKER UNITED

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**RE/MAX Fort McMurray**

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Other 4.92 Ft x 9.67 Ft

3pc Bathroom 6.17 Ft x 5.75 Ft

Bedroom 14.42 Ft x 10.42 Ft

Den 7.42 Ft x 9.92 Ft

Foyer 5.92 Ft x 8.75 Ft

Kitchen 18.00 Ft x 11.67 Ft

Laundry room 13.83 Ft x 8.92 Ft