



236 Tundra Drive Fort McMurray Alberta

\$459,900

Welcome to 236 Tundra Drive, a beautifully updated 4-level split home in the heart of Thickwood. Offering over 3,000 square feet of living space, this charming property blends modern updates with timeless character. Ideally located near a bus route, shops, schools, parks, and walking trails, this home is perfect for families or those who value convenience. The curb appeal is truly exceptional, featuring a new front deck, mature landscaping, a new front door and windows, and a massive, majestic pine tree that adds to the home's inviting charm. Inside, the main living area boasts an updated kitchen with stainless steel appliances, sleek pot lights, breakfast bar, all with modern finishes, which flow seamlessly into the open-concept dining and living room--an ideal space for entertaining or family time. Upstairs, you'll find three bedrooms, a 4-piece bathroom, and one of two laundry spaces for ultimate convenience. The oversized primary bedroom features dual closets, offering ample storage. The lower level features an illegal suite with two bedrooms, a living room, computer nook, updated kitchen with new cabinets and countertops, a 4-piece bathroom, and a second separate laundry area. The suite currently generates \$1,300/month in rental income from tenants who are quiet, respectful, and willing to stay or move out on short notice based on the buyer's preference. This home offers exceptional storage options, including a massive 27'5"x16'5" crawl space outfitted with lighting, perfect for keeping your belongings organized. The utility room is equipped with a new hot water tank, air conditioning, and a humidifier connected to the furnace. The owners have thoughtfully enhanced the home while preserving charming original details like the cast iron rail balusters. Updates include new windows, doors, sinks, bifold doors, railings, lighting, fixtures, flooring, paint, shingles (...)

Bedroom 12.75 Ft x 9.25 Ft

Bedroom 12.17 Ft x 10.92 Ft

Living room/Dining room 19.67 Ft x 15.83 Ft

Kitchen 10.83 Ft x 8.58 Ft

4pc Bathroom .00 Ft x .00 Ft

Living room/Dining room 22.17 Ft x 11.42 Ft

Kitchen 16.42 Ft x 9.83 Ft

Primary Bedroom 15.08 Ft x 12.00 Ft

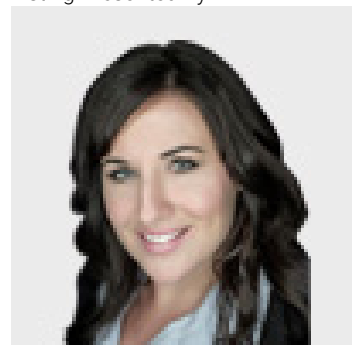
4pc Bathroom .00 Ft x .00 Ft

Bedroom 9.83 Ft x 8.50 Ft

Bedroom 13.50 Ft x 12.00 Ft

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Listing Presented By:



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