



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**165 Rogers Crescent  
Fort McMurray, Alberta**

**MLS # A2231376**



**\$385,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,174 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Few Trees, Interior Lot, Rectangular Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bar, Ceiling Fan(s), Laminate Counters, Pantry		

**Inclusions:** as is, where is on possession

Welcome to 165 Rogers Crescent, a charming bungalow tucked away on a quiet street in lower Thickwood. Situated on a 6,597 square foot fenced lot, this property offers mature trees, a tandem paved driveway, and a detached 22' x 24' garage. Step inside to a living area filled with character, featuring vaulted wood ceilings, a chevron wood-slatted feature wall, and a cozy wood-burning stove. The dining area overlooks the living room and leads directly into a functional kitchen with wooden cabinetry, backyard views, and a pantry for added storage. Down the hall, you'll find two spacious bedrooms with oversized windows, a 4-piece main bathroom, and a primary bedroom with a private 2-piece ensuite. The basement includes a separate entrance and a laundry area located at the bottom of the landing. The lower level also offers a large rec room with a wet bar, one large finished bedroom, an additional unfinished bedroom, and a full bathroom. The property includes trees and features garden beds that could shine with a little attention. This home is ideally located close to schools, trails, and shopping, making it a great opportunity to own in one of Fort McMurray's established neighbourhoods.