



**GRASSROOTS**  
REALTY GROUP

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

**111 Christina Court**  
**Fort McMurray, Alberta**

**MLS # A2243805**



**\$495,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,442 sq.ft.	<b>Age:</b>	1981 (44 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3 full / 1 half
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Cul-De-Sac, Lawn		

<b>Heating:</b>	High Efficiency, Forced Air	<b>Water:</b>	Public
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	Cable, Electricity, Garbage Collection, Water
<b>Features:</b>	No Smoking Home		

**Inclusions:** BASEMENT-COUCH SET, DINNING TABLE, 4 CLOSETS, FIRE WOOD, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove, Washer&Dryer, Window Coverings

Welcome to 111 Christina Court, a beautifully maintained bungalow tucked away in a quiet cul-de-sac in the heart of Thickwood! This 5-bedroom, 3.5-bathroom gem offers the perfect blend of functionality, space, and location—ideal for growing families or those seeking extra room to spread out. The main floor welcomes you with a bright and open living room, a formal dining space, and a functional kitchen with plenty of cabinetry and prep space—perfect for everyday living and hosting. Just off the kitchen is a dedicated laundry room, followed by a mudroom with a rear entrance to the backyard, offering a smart and efficient flow for busy households. Down the hall are three generously sized bedrooms, including the primary suite complete with double closets and a private 3-piece ensuite. A full 3-piece main bathroom serves the additional bedrooms and guests. The fully finished basement extends your living space with two additional bedrooms, a spacious rec/family room, a 3-piece bathroom, a half bathroom, and a large utility/storage room—perfect for teens, guests, or a home office setup. Enjoy the outdoors with a fenced backyard, detached double garage, and an extra-long driveway providing ample parking for multiple vehicles. Recent updates include: roof (2019), hot water tank (2022), furnace (2009), and central A/C (2010)—ensuring comfort and peace of mind for years to come. This is your chance to own a solid home in a well-established neighbourhood.