



**GRASSROOTS**  
REALTY GROUP

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**120 Gladue Bay**  
**Fort McMurray, Alberta**

**MLS # A2243862**



**\$500,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,690 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Driveway, Single Garage Attached		
<b>Lot Size:</b>	0.13 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Cul-De-Sac, Greenbelt, Landscaped, Pie Sha		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	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, Soaking Tub, Sump Pump(s)		

**Inclusions:** Fridge, stove, dishwasher (brand new), microwave, washer, dryer, shed, firepit, central air conditioner, basement fridge, garage door opener, treadmill, fireplace screen, black shelving in garage, hot tub

**OPEN HOUSE:** SAT, AUG 9th 12-2PM. Tucked into one of Thickwood's hidden cul-de-sac treasures, this beautifully maintained family bungalow features turn-key living and direct access to the stunning Birchwood Trails. With a staggering 3,286 square feet of developed living space, this incredible home offers 5 bedrooms, 3 full bathrooms, a den, & 3 separate living areas, making it the perfect fit for a growing or large family that values both indoor space and outdoor adventure. The exterior of the home was extensively renovated in 2020 with new siding, shingles, seamless gutters, exterior doors, and several windows. In 2022, a rubber driveway was added for a clean, durable finish and curb appeal. The greenbelt backing yard is fully landscaped and saw major improvements in 2016, including regrading, a new retaining wall, weeping tile for improved drainage, and a newer fence, plus a Shed. Double gate access allows for easy storage of quads or side-by-sides, and the rear chain link gate opens directly to the Birchwood Trails—perfect for walking, biking, or even cross-country skiing. A massive deck with built-in bench seating creates an ideal outdoor entertaining space, where you can host summer BBQs, birthday parties, or simply enjoy the peaceful privacy of the treeline views and admire the wildlife or Northern Lights- all while relaxing in the included hot tub or sitting around the firepit. Inside, you'll find a nearly no carpet home—hardwood and tile throughout the main level. The bright living room is the perfect gathering space and a cozy wood-burning fireplace, while the adjacent dining area easily accommodates large family meals. The kitchen is functional and full of character, offering oak cabinets, butcher block-style counters, a built-in pantry, an eat-up bar, and stainless steel appliances—including a brand-new dishwasher. The home is

equipped with central air conditioning (2015), and the hot water tank was replaced in 2018 for added peace of mind. The main level includes three generously sized bedrooms, including a primary suite with greenbelt views and a beautifully renovated ensuite (2017) featuring a deep soaker tub and custom tiled walk-in shower. A second full bathroom, convenient main floor laundry, ample storage closets, and a large mudroom complete the upper level. The single attached garage (12x23) is accessible through the mudroom, as well the backyard, and gas has already been run if you wish to install a heater. Downstairs, you'll discover a basement finished with durable laminate flooring; a spacious rec room—perfect for teens, games, or even a mini-stick arena. A second family room with another wood-burning fireplace and a convenient wet bar provides an ideal secondary hangout space. The basement offers two additional bedrooms, a den, another full bathroom, and storage. This home truly offers it all: location, space, updates, and direct access to nature. Don't miss your chance to own a rare find with one of Fort McMurray's most stunning views.