



GRASSROOTS
REALTY GROUP

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**108 Romar Street
Fort McMurray, Alberta**

MLS # A2246512



\$569,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,923 sq.ft.	Age:	1971 (54 yrs old)
Beds:	4	Baths:	3 full / 1 half
Garage:	Concrete Driveway, Double Garage Attached		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, City Lot, Landscaped, Many Trees, Paved, See Remarks, Underg		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Walk-Out To Grade	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-

Features: Bar, Bookcases, Ceiling Fan(s), Central Vacuum, Chandelier, High Ceilings, Open Floorplan, Quartz Counters, Sauna, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar

Inclusions: Irrigation System, Basement Bookshelves, Central Vac (as never been used and is being as-is, where-is); Gym equipment is negotiable and can be left if someone wants it.

NOT YOUR AVERAGE HOME, AND THAT'S A PROMISE. If cookie-cutter isn't your style and you've been craving a home with soul, swagger, and standout features; welcome to your happily-ever-after. This property oozes curb appeal with upgraded vinyl siding, asphalt shingles, and a massive driveway offering room for all your toys (even could accommodate an RV)! The double attached garage adds even more convenience. But the real showstopper? The over 9,000 sq ft lot that's been masterfully landscaped into your own private paradise. A full irrigation system (front and back), mature trees, lush shrubs, a stunning stone patio, and an oversized deck make this outdoor space equal parts peaceful retreat and entertainer's dream. Inside, the drama continues in the best way. Vaulted ceilings and floor-to-ceiling windows flood the main level with light and showcase views of the serene yard. The wood-burning fireplace is framed with masonry that stretches to the ceiling, creating instant ambiance in a space that feels both swanky and inviting. The kitchen offers plenty of cabinet storage, quartz countertops, and a cozy dining nook. Step just beyond for access to the massive dek - perfect for your morning coffee or evening wine, and find main-floor laundry and a stylish 2-piece bath nearby for added convenience. Tucked privately off the living space are FOUR generous bedrooms and two full bathrooms, including a spacious primary retreat with its own ensuite. Whether you need space for family, guests, or creative flex use—this layout delivers. But let's talk about the walk-out basement: it's basically a whole vibe. Wood feature walls, bookshelves, a built-in office nook, and a wet bar straight out of an English pub set the scene. This lower-level rec room also boasts a second wood-burning fireplace, offering the perfect

cozy corner to unwind. The crown jewel? A fully enclosed glass gym that could easily double as a yoga studio, office, or hobby room. There's also a renovated full bathroom with an oversized shower and a gorgeous sauna - your personal wellness escape, ready when you are. Even the storage is impressive, with an oversized storage room that features private access to the backyard, offering endless potential for future development—think suite, studio, or secret hideaway. Over the years, this home has seen thoughtful and valuable upgrades, including new laminate flooring and a full repaint in 2020, washer and dryer replacement also in 2020, and most recently, a full electrical panel and exterior box replacement by Fraser Electric in 2025. If you're looking for a property that dares to be different - bold, bright, and beautifully unique - this is the one. Schedule your private showing today and step into a home that stands out in all the right ways.