



**GRASSROOTS**  
REALTY GROUP

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**256 Tundra Drive**  
**Fort McMurray, Alberta**

**MLS # A2263872**



**\$429,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,195 sq.ft.	<b>Age:</b>	1980 (45 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Alley Access, Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.09 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Mixed, Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, No Smoking Home, Open Floorplan, Pantry		

**Inclusions:** shed

Beautifully Renovated Bungalow in Thickwood! Located just steps from schools, parks, shops, trails, and more &mdash; this charming bungalow has been completely renovated from top to bottom! Offering 3 bedrooms plus a large den currently used as a 4th bedroom, this home blends comfort, function, and modern style. Inside, you&rsquo;ll love the updated kitchen, fresh 2024 paint throughout, and new countertops (2023). Thoughtful touches like an entry bench and wall-mounted shoe storage make everyday living easy and organized. Major upgrades include a new roof, windows, doors, siding, and added front insulation all completed in 2021, ensuring great efficiency and curb appeal. Bedroom flooring was redone in 2022, with kitchen and dining flooring updated in 2015, and the basement flooring refreshed in 2013. A detached garage (built approx. 2008) adds even more convenience. This move-in-ready home offers both peace of mind and charm &mdash; the perfect blend of modern updates and family-friendly living in one of Thickwood&rsquo;s most desirable spots!