



GRASSROOTS
REALTY GROUP

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114 Highfield Street
Fort McMurray, Alberta

MLS # A2265830



\$375,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,113 sq.ft.	Age:	1976 (50 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Gara		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, Laminate Counters, Open Floorplan, Vinyl Windows		

Inclusions: n/a

Welcome to 114 Highfield Street, a charming bungalow in the heart of Thickwood offering exceptional value and endless potential. With a new furnace and hot water tank (2024), a spacious 24x26 detached garage, and an ideal location close to schools, parks, and everyday conveniences, this home is a smart choice for first-time buyers or investors seeking a well-priced property in a mature, family-friendly neighbourhood. The home offers great curb appeal with a welcoming front deck, a paved driveway that can accommodate up to four vehicles or store your camper or recreational toys, and a 24x26 detached garage at the back—ideal for those needing extra storage, a workshop, or a secure space for toys and equipment. The backyard features a stamped concrete patio, a back deck, and an additional side deck, creating a comfortable outdoor space to enjoy throughout the warmer months. Inside, the main level offers a bright and functional layout with open concept living, an eat-in kitchen with plenty of cupboard and counter space, and a wood-burning fireplace that adds warmth and character to the living room. The main floor hosts three bedrooms and a full bathroom, with the middle bedroom offering direct access to the backyard—perfect for families, pet owners, or those seeking a convenient home office setup. The lower level features brand new carpet installed in 2025, a den, a three-piece bathroom located in the laundry area, and a pool table included with the home—ready for entertaining or relaxing nights in. Additional highlights include central air conditioning, a new side door installed in 2025, and professional cleaning just completed so you can move in or start your updates with ease. With its solid structure, large garage, and unbeatable price point, this home represents an incredible opportunity to build equity in one of Fort

McMurray’s most convenient and desirable communities. Schedule your private showing today and discover the potential waiting at 114 Highfield Street.