



GRASSROOTS
REALTY GROUP

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**111 Christina Court
Fort McMurray, Alberta**

MLS # A2266628



\$495,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,441 sq.ft.	Age:	1981 (45 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Cul-De-Sac, Front Yard, Private		

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

Inclusions: CENTRAL AIR CONDITIONER, DISHWASHER, MICROWAVE, REFRIGERATOR, WASHER/DRYER

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), new bedroom & basement flooring (2025), freshly painted (2025), 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.