



**111 Christina Court
Fort McMurray, Alberta**

MLS # A2266628



\$475,000

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|------------------|---|---------------|-------------------|
| 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 | | |

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|--------------------|-------------------------------------|-------------------|---|
| 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.