



GRASSROOTS
REALTY GROUP

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**114 Robichaud Street
Fort McMurray, Alberta**

MLS # A2267842



\$450,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,084 sq.ft.	Age:	1977 (48 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Off Street, Oversi		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Few Trees, Level, No Neighbours Behind, Pri		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks, Storage		

Inclusions: Fridge, Stove, Dishwasher, Over the Range Microwave, Washer/Dryer, Central A/C, Garage door opener, Shed, Existing Window Coverings, storage units in bedroom closets

OPEN HOUSE SATURDAY NOVEMBER 8 12:00-2:00PM Welcome to 114 Robichaud Street, a beautifully updated home on an 8,450 sq. ft. lot in the heart of Thickwood. Perfectly tucked away off Timberline Drive, this property backs onto no neighbours, offering peace and privacy while still being close to walking trails, shopping, restaurants, and more. This home has seen extensive renovations and updates throughout. The curb appeal is impressive with updated shingles (2022), newer siding (2016), and a large driveway with room for multiple vehicles or RV parking. The oversized detached garage (21'5" x 25'7") includes an additional built on storage or workshop space (21'5" x 12'3"). Inside, you're greeted by a bright front living room with large windows and plenty of natural light. The home has been freshly painted in neutral tones, creating a modern and inviting feel. The dining area flows into a renovated kitchen featuring white cabinetry, new countertops and backsplash (2025), a brand new microwave, and a window overlooking the spacious backyard; perfect for keeping an eye on the kids or simply enjoying the view. The main floor offers three bedrooms, including a primary suite with a renovated 2 piece ensuite, plus a full 4 piece renovated main bathroom (both main floor baths finished with infloor heat) . The basement was newly developed in 2025, adding valuable living space with a large rec room ideal for family gatherings, a fourth bedroom, a storage room, and another beautifully finished full bathroom. Additional updates include a furnace (approx. 15 years), AC (less than 10 years), water tank (less than 5 years), and a water softener (5+ years). Step outside to your massive, private backyard with no rear neighbours; a rare find in such a central location. With its long list of updates, quiet location, and move in ready condition, 114 Robichaud Street is a home you

won't want to miss!