



**GRASSROOTS**  
REALTY GROUP

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**193 Eymundson Road  
Fort McMurray, Alberta**

**MLS # A2270384**



**\$399,900**

|                  |                        |               |                   |
|------------------|------------------------|---------------|-------------------|
| <b>Division:</b> | Thickwood              |               |                   |
| <b>Type:</b>     | Residential/House      |               |                   |
| <b>Style:</b>    | Bungalow               |               |                   |
| <b>Size:</b>     | 1,339 sq.ft.           | <b>Age:</b>   | 1980 (46 yrs old) |
| <b>Beds:</b>     | 5                      | <b>Baths:</b> | 3                 |
| <b>Garage:</b>   | Double Garage Detached |               |                   |
| <b>Lot Size:</b> | 0.13 Acre              |               |                   |
| <b>Lot Feat:</b> | Front Yard             |               |                   |

|                    |                                |                   |     |
|--------------------|--------------------------------|-------------------|-----|
| <b>Heating:</b>    | Forced Air                     | <b>Water:</b>     | -   |
| <b>Floors:</b>     | Carpet, Ceramic Tile, Hardwood | <b>Sewer:</b>     | -   |
| <b>Roof:</b>       | Asphalt Shingle                | <b>Condo Fee:</b> | -   |
| <b>Basement:</b>   | Full                           | <b>LLD:</b>       | -   |
| <b>Exterior:</b>   | Wood Frame                     | <b>Zoning:</b>    | R1S |
| <b>Foundation:</b> | Poured Concrete                | <b>Utilities:</b> | -   |
| <b>Features:</b>   | Laminate Counters              |                   |     |

**Inclusions:** N/A

**INVESTOR ALERT or PERFECT FAMILY HOME!** Welcome to 193 Eymundson Road, located in the heart of Thickwood &mdash; just steps from schools, trails, and parks. This spacious 5-bedroom, 3-bathroom home offers great potential for both homeowners and investors. The main floor features a bright open living area with a cozy wood-burning fireplace and beautiful hardwood floors throughout. The kitchen and dining area provide plenty of space for family gatherings. Downstairs, you'll find a fully developed basement with two additional bedrooms, a full bathroom, and a separate entrance &mdash; ideal for rental income or extended family. Outside, enjoy a detached garage, a large driveway with ample parking, and a great-sized lot. Whether you're looking to live upstairs and rent out the basement, or simply enjoy extra space for family, this home checks all the boxes. Don't miss this opportunity in one of Fort McMurray's most established neighborhoods!