



GRASSROOTS
REALTY GROUP

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**103 Raven Place
Fort McMurray, Alberta**

MLS # A2278130



\$154,900

Division:	Thickwood		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	531 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Driveway, Rear Drive, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, Storage, Vinyl Windows		

Inclusions: As is where is at the time of possession

No condo fees and a fully fenced yard! This affordable townhome is an excellent opportunity for first-time buyers or investors. Located in the established lower Thickwood neighbourhood, this 3-bedroom, 1.5-bath property offers a functional layout and numerous updates throughout. The home features vinyl plank flooring, newer vinyl windows, modern trim and doors, and an updated four-piece bathroom on the upper level. The main floor includes a bright living room and a practical kitchen with convenient access to the fully fenced backyard and rear lane parking. Other notable specs include air conditioning and a new back door. Ideally situated close to schools, grocery stores, and public transit, this property offers both comfort and convenience. Contact us today to schedule your private viewing.