



**161 Deep Road
Fort McMurray, Alberta**

MLS # A2290089



\$519,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	993 sq.ft.	Age:	2025 (1 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Driveway, Heated Garage		
Lot Size:	0.15 Acre		
Lot Feat:	Few Trees, Front Yard, Street Lighting		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl, Vinyl Plank, Wood	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters, Recessed Lighting, Sump Pump(s)		

Inclusions: Garage door opener and 1 remote , center air

Here is your once in a lifetime chance to own brand new construction in the heart of Thickwood Heights this newly constructed bungalow built in 2025 is situated on over a 6600 square-foot lot. As you come through the front door you are greeted by a large open concept kitchen and living room to the right is a custom coat area / deacons’ bench. There is a separate area on this level that could be a dining area, toy room or library. The home has lots of large windows to let in all the natural light. There is nothing nicer than brand new construction the kitchen has two tone kitchen cupboards, quartz countertops and a white subway tile back splash. There are 3 good size bedrooms on this level and a four-piece jack and jill bathroom with floating vanity and a pocket door that leads to the master bedroom. The main level is finished with engineered hardwood flooring, beautiful light fixtures, painted in the colours of penthouse with white doors and baseboards. The fully developed basement has a large family room, 3 pc bathroom and 2 more spacious bedrooms. Good size utility room plumber for a stackable washer and dryer. The garage is plumbed for an electric heater and was not damaged in the event, so no repairs were made. The large driveway has loads of parking and this home faces the green space. This beautiful single-family home is located close to school, shopping and the bus route, the birchwood trail systems and lots of local restaurants and shopping. This property has Alberta new home warranty that will be transferred to the new buyer. * When this home was rebuilt so was the deep service. Water, sewer and power.*