



**113 Deep Road  
Fort McMurray, Alberta**

**MLS # A2294494**



**\$434,500**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Heated Garage, Single Garage Detached		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Rectangular Lot		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Granite Counters, Quartz Counters, Vinyl Windows		

**Inclusions:** Fridge, stove, dishwasher, microwave, washer, dryer garage heater, garage door opener & remote, basement tv with mount, bedroom wall shelf, shed, firepit, hot tub (all appliances and hot tub are included as is where is)

| Seller offering a \$3,500 credit toward new kitchen appliances | Welcome to this well-maintained and updated home located in the heart of mature Thickwood, just half a block from the Birchwood Trail system—ideal for those who appreciate privacy and easy access to outdoor recreation. The fully fenced yard offers great space for relaxing or entertaining, featuring a large two-tiered deck, shed and a detached garage with radiant heat (17'x22' x 10' interior measurements). Inside, the home has been remodelled over the years. The kitchen features full-height cabinetry, granite countertops, and a bright bohemian-style backsplash. The open-concept main floor flows into the dining area, with patio doors leading out to the rear deck. The main level includes three bedrooms, a fully updated main bathroom, and a two-piece ensuite off the primary bedroom. The basement offers brand new flooring, a three-piece bathroom, an additional bedroom or den, and plumbing rough-in for a future wet bar. The utility room provides ample storage and includes a workbench. Additional updates include most main floor windows upgraded to vinyl, and shingles replaced prior to the current owner's purchase. So much to love here and space for your whole family! Hot tub included as is.