



**115 Raven Place
Fort McMurray, Alberta**

MLS # A2298098



\$139,000

Division:	Thickwood		
Type:	Residential/Four Plex		
Style:	Bi-Level		
Size:	538 sq.ft.	Age:	1977 (49 yrs old)
Beds:	2	Baths:	1 full / 1 half
Garage:	Outside, Rear Drive, Stall		
Lot Size:	0.05 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air	Water:	-
Floors:	Linoleum, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Other	LLD:	-
Exterior:	Concrete, Vinyl Siding, Wood Frame	Zoning:	R3
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: As is where is at the time of possession

Located in the heart of the established Lower Thickwood neighborhood, this 2-bedroom, 1.5-bathroom townhome represents a premier opportunity for first-time buyers and investors to build instant equity. The property's standout feature is the complete absence of condo fees, offering the rare freedom of full ownership and lower monthly overhead. Inside, the home boasts a functional and bright layout featuring vinyl windows and durable laminate and lino flooring. The main floor offers a sun-filled living area and a practical kitchen that leads directly to a partially fenced yard with convenient access to rear lane parking. Ideally situated just minutes from local schools, grocery stores, and public transit, this home combines a high-potential "fixer-upper" canvas with an quiet location. Schedule your private viewing today to explore the possibilities of this affordable equity-builder.