



146 Elmore Drive
Fort McMurray, Alberta

MLS # A2300125



\$324,900

Division:	Thickwood		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,008 sq.ft.	Age:	1979 (47 yrs old)
Beds:	5	Baths:	2
Garage:	Stall		
Lot Size:	0.08 Acre		
Lot Feat:	Landscaped, Private		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: fridge, stove, dishwasher, washer, dryer,

Located in the established and family-friendly neighborhood of Thickwood, this 1,008 sq. ft. duplex presents an excellent opportunity for both investors and first-time home buyers seeking affordability, space, and potential. With 5 bedrooms and 2 full bathrooms, this property offers strong income-generating potential or the flexibility for multi-generational living. The main level features durable laminate and lino flooring, along with large vinyl windows that provide plenty of natural light throughout. The functional kitchen is equipped with laminate countertops and white appliances, and flows into a spacious dining area with access to a convenient closet pantry—making it both practical and efficient for everyday living. Upstairs, you’ll find three generously sized bedrooms and a full 4-piece bathroom—perfect for a growing family or owner-occupants looking to offset costs with rental income below. The separate entrance to the basement adds significant value for investors. The lower level includes two additional bedrooms, a 3-piece bathroom, high ceilings, and a large rec room that could easily be converted into a sixth oversized bedroom or additional living space—ideal for maximizing rental potential. Outside, the fully fenced yard provides privacy and outdoor space, while the asphalt driveway offers parking for up to four vehicles—an attractive feature for tenants or multiple occupants. Whether you’re looking to enter the housing market or expand your investment portfolio, this property offers versatility, income potential, and a desirable location.