



**162 Elmore Drive**  
**Fort McMurray, Alberta**

**MLS # A2302474**



**\$399,888**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	969 sq.ft.	<b>Age:</b>	1979 (47 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Parking Pad		
<b>Lot Size:</b>	0.12 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s), Lawn, Many Trees, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Vinyl Siding	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Pantry, Soaking Tub, Storage		

**Inclusions:** Fridge, stove, dishwasher, washer, dryer, shed

OPEN HOUSE SATURDAY, APRIL 18TH, 1-3 PM. CHARMING FULLY DEVELOPED AND RENOVATED HOME IN THICKWOOD WITH OVER 1700 SQ FT OF LIVING SPACE. This long-time family home offers so much character from the first look. The owner of this home has loved the home where she raised her children in the heart of Thickwood, which is within walking distance to all school levels K-12, next to Birchwood trail system, and many other amenities. On the exterior, you have the rare find in Alberta of a Brick front exterior, an oversized front driveway with loads of parking, a large, fully fenced and treed backyard featuring a maintenance-free deck. Inside this dressed-to-impress home, you have 3 bedrooms and 2 full bathrooms. The home has been upgraded with LVP flooring throughout the main level. This level offers a bright front living room, a refurbished and renovated kitchen featuring white cabinets, new hardware, a new fridge, updated light fixtures, including modern LED lighting and fans. The eat-in kitchen offers a large dining room with double garden doors that lead to your large deck and beautiful yard. There are two upper bedrooms and a full bathroom that was renovated in the past with a jetted tub. The fully finished lower level offers a large family room with large above-ground windows, giving this level tons of natural light. In addition, this level offers an oversized 3rd bedroom, plus a beautifully renovated 4 pc bath featuring tile surround, an oversized soaker tub, and a shower. The fixtures in this bathroom have also been upgraded and include an LED lite mirror. In the past 10 years, the home has seen shingles replaced, hot water replaced, and when the furnace was replaced, it had the addition of A/C ready. This home is filled with pride of ownership and is ready for a new homeowner. Stop renting when you can own at an affordable price. Call today for

your personal tour.