



**121 Castle Ridge Lane  
Fort McMurray, Alberta**

**MLS # A2302984**



**\$559,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,518 sq.ft.	<b>Age:</b>	1996 (30 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Back Yard		

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

**Inclusions:** fridge, stove, dishwasher, washer, dryer, microwave, garage heater, mini fridge by bar.

Welcome to 121 Castle Ridge Lane, a beautifully maintained bi-level home ideally located on one of the most coveted streets in the established and family-friendly neighbourhood of Thickwood. Offering 1,518 sq ft of thoughtfully designed living space, this home is perfect for first-time buyers or a growing family seeking comfort, style, and functionality. Step inside to discover a bright and inviting layout featuring large windows that fill the home with natural light. The stunning sunken living room showcases rich hardwood flooring and a cozy gas fireplace—an ideal space for relaxing or entertaining. The updated kitchen is sure to impress, featuring freshly painted cabinets, quartz countertops, stainless steel appliances, and a modern tile backsplash. A formal dining area provides the perfect setting for family meals and gatherings. The main floor also offers the convenience of laundry, along with three generously sized bedrooms and two full bathrooms. The spacious primary suite features dual closets and a well-appointed ensuite with a jetted tub and separate stand-up shower—your own private retreat. Downstairs, you’ll find an oversized fourth bedroom, a full 3-piece bathroom, and a massive recreation space highlighted by a custom bar with a mini fridge—perfect for entertaining or creating a family hangout zone. Step outside to enjoy a fully fenced backyard complete with a drop-down deck and relaxing hot tub—perfect for unwinding or hosting guests year-round. Additional highlights include a double attached heated garage and front driveway parking for added convenience. Shingles were replaced in 2020! This home combines space, updates, and a prime location—an excellent opportunity you won’t want to miss.