



GRASSROOTS
REALTY GROUP

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115 Christina Court
Fort McMurray, Alberta

MLS # A2304287



\$499,999

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,385 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	3
Garage:	Attached Carport, Double Garage Attached, Driveway, Heated Garage, On St		
Lot Size:	0.21 Acre		
Lot Feat:	Back Yard, Cul-De-Sac, Dog Run Fenced In, Front Yard, Gazebo, Many Tree		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: DISHWASHER X2, REFRIGERATOR X3, STOVE X2, MICROWAVE X2, WASHER X2, DRYER X2, HOT TUB, GAZEBO

Welcome to 115 Christina Court! Tucked away in a quiet cul-de-sac on a generous 9,042 sq. ft. lot, this beautifully updated home offers ample parking, great outdoor space, and a double attached heated garage with a newer heater (2021). Step inside to an inviting open-concept main floor featuring new laminate flooring, fresh paint, and an abundance of natural light throughout. The kitchen has been tastefully refreshed with quartz countertops, freshly painted two-toned cabinets, and newer appliances (2024), offering both style and functionality with plenty of prep and storage space. The spacious living room is warm and welcoming with a cozy electric fireplace (2024), while the dining area is perfect for entertaining and includes patio doors leading to the deck and convenient side dog run. Down the hall, you’ll find an updated 4-piece bathroom and 3 spacious bedrooms, including a generous primary bedroom complete with a walk-in closet and a 3-piece ensuite that also features a washer and dryer for added everyday convenience. The fully developed basement features new flooring (2024) and offers an illegal suite with 3 additional bedrooms and a spacious, updated 4-piece bathroom with a relaxing jacuzzi tub. This level is filled with natural light and includes a large, comfortable living area with a new electric fireplace (2024), along with ample storage space. The garage adds even more functionality with direct access to both the home and exterior. From here, you can easily access the side dog run or step out to the backyard, where you’ll find a carport, gazebo, and hot tub, perfect for enjoying the outdoors year-round. Both the carport and gazebo feature durable steel roofs for added longevity. The backyard is spacious and private, surrounded by mature trees and offering plenty of room for entertaining, pets, or family activities. Additional features include

windows updated 8 years ago and central air conditioning installed in 2023 for year-round comfort. With a great layout, numerous updates, and versatile living space, 115 Christina Court is move-in ready and a fantastic opportunity you won't want to miss!