# \$260,000 - 158 Erindale Road, Fort McMurray

MLS® #A2204754

# \$260,000

4 Bedroom, 2.00 Bathroom, 967 sqft Residential on 0.11 Acres

Thickwood, Fort McMurray, Alberta

WHAT AN AMAZING OPPURTUNITY TO OWN A SINGLE FAMILY HOME AT AN INCREDIABLE PRICE, WITH A LARGE OVERSIZED FULLY FENCED AND LANDSCAPED YARD and OVER 1800 SQ FT OF LIVING SPACE. . Welcome to 158 Erindale Road - an affordable bi-level home in the desirable neighbourhood of Thickwood. that will need some love on the interior to make it your own, the outside shows that the the expensive upgrades have been completed in recent years with updated vinyl siding, windows, shingles giving this home beautiful curb appeal. This home features 4 bedrooms, 2 bathrooms, and a massive fully fenced backyard coming in just under 5000 sq ft. With a little sweat equity on the interior of this home this is a great opportunity to get instant equity in your home, as your lender can offer a a purchase plus improvements loan, so you have the funds to make this home exactly how you want it and make it your own, updating flooring, and paint and even a kitchen or bathroom reno if wanted. This home also offers a prime location in walk distance to all school levels K-12 and near Centerfire Place, Birchwood trail system, parks, shopping, city/site bus routes + more! Don't miss out on this opportunity to own a single family home at an affordable price - call today to schedule your personal tour and to get more details on this excellent opportunity.







## **Essential Information**

MLS®# A2204754 Price \$260,000

**Bedrooms** 4

Bathrooms 2.00

**Full Baths** 1 Half Baths 1

Square Footage

967 Acres 0.11 Year Built 1979

Residential Type Sub-Type Detached Style Bi-Level Status Active

# **Community Information**

Address 158 Erindale Road

Subdivision Thickwood

City Fort McMurray County Wood Buffalo

Province Alberta

Postal Code **T9H4N5** 

#### **Amenities**

Parking Spaces 2

Parking Driveway, Off Street

## Interior

Ceiling Fan(s), Laminate Counters **Interior Features** 

None **Appliances** 

Heating Forced Air

Cooling None Has Basement Yes

Basement Finished, Full

#### **Exterior**

Exterior Features Other, Private Yard

See Remarks, Back Yard Lot Description

Roof Asphalt Shingle Construction Concrete, Vinyl Siding

Foundation Poured Concrete

### **Additional Information**

Date Listed March 28th, 2025

Days on Market 212 Zoning R1S

# **Listing Details**

Listing Office COLDWELL BANKER UNITED

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