# \$464,900 - 145 Dundas Road, Fort McMurray

MLS® #A2249466

# \$464,900

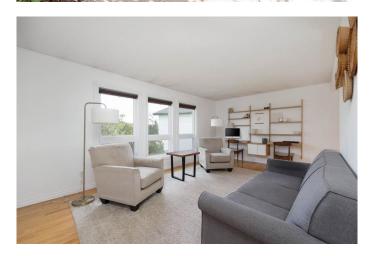
4 Bedroom, 3.00 Bathroom, 1,555 sqft Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Perfectly situated on a corner lot in an established neighbourhood in Thickwood, this charming fully developed home offers 1,555 square feet of living space, ideal for a growing family. Nestled in a family friendly, quiet cul-de-sac, this family home provides both comfort and convenience. You'll be welcomed by a cozy and spacious living room adorned with big vinyl windows that floods the space with natural light. The spacious kitchen features ample cabinetry, generous counter space, stainless steel appliances and an eatup island that overlooks the dining area and provides direct access to the two tiered deck in the backyard. Upstairs, discover a master bedroom (complete with full ensuite) and two additional bedrooms that share a full bathroom. The family room, complete with a wood-burning fireplace, offers a warm retreat during the winter months. From here, step out into the large backyard that is surrounded by mature trees, providing both privacy and enough space for a trampoline, pool, play set or all of the above! An additional bedroom, full bathroom, laundry room and ample storage in the functional crawlspace completes the basement. There is no shortage of parking space between the double attached garage and elongated driveway, suitable for RV parking. This fully developed family home is ideally located close to schools, parks, and just down the street from walking trails, making it a perfect choice for those seeking privacy and convenience. Call to book your viewing today!







# **Essential Information**

MLS® # A2249466 Price \$464,900

Bedrooms 4

Bathrooms 3.00

Full Baths 3

Square Footage 1,555
Acres 0.15
Year Built 1978

Type Residential
Sub-Type Detached
Style 4 Level Split

Status Active

# **Community Information**

Address 145 Dundas Road

Subdivision Thickwood

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9K 1B5

#### **Amenities**

Parking Spaces 5

Parking Double Garage Attached, RV Access/Parking

# of Garages 2

#### Interior

Interior Features Kitchen Island, Storage

Appliances Dishwasher, Dryer, Electric Stove, Microwave Hood Fan, Refrigerator,

Washer

Heating Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

# of Fireplaces 1

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

# **Exterior**

Exterior Features Lighting

Lot Description Back Yard, Corner Lot, Cul-De-Sac, Landscaped

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

# **Additional Information**

Date Listed September 3rd, 2025

Days on Market 53
Zoning R1

# **Listing Details**

Listing Office EXP REALTY

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