

# \$199,900 - 148 Rock Bay, Fort McMurray

---

MLS® #A2179397

## \$199,900

3 Bedroom, 2.00 Bathroom, 920 sqft

Residential on 0.07 Acres

Thickwood, Fort McMurray, Alberta

Located in the heart of Thickwood and just steps from Shopping and the Birchwood trails is this beautiful 3 level split townhouse.

Everything has been done for you with newer siding/windows on the upper levels, shingles, newer bathroom fixtures through out, newer custom kitchen with stainless appliances and upgraded flooring through out, hot water tank is about 3 years old. The main floor is open concept with the kitchen and living room, upstairs is a large primary bedroom with a large patio overlooking the greenbelt, the lower level features 2 bedrooms, a 2 piece bath and the laundry. Just steps away from the birchwood trails Sobeys and Kicking Horse.

Built in 1977

## Essential Information

MLS® #	A2179397
Price	\$199,900
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	920
Acres	0.07
Year Built	1977
Type	Residential
Sub-Type	Row/Townhouse



Style	3 Level Split
Status	Active

### Community Information

Address	148 Rock Bay
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1B2

### Amenities

Parking Spaces	3
Parking	Parking Pad

### Interior

Interior Features	Open Floorplan, Ceiling Fan(s), No Smoking Home
Appliances	Dishwasher, Refrigerator, Dryer, Electric Range, Garburator, Microwave Hood Fan, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Crawl Space

### Exterior

Exterior Features	Balcony, Fire Pit
Lot Description	Back Yard, Backs on to Park/Green Space, Back Lane
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	November 15th, 2024
Days on Market	284
Zoning	R3

### Listing Details

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and

the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.