

# **\$299,000 - 195 Eymundson Road, Fort McMurray**

MLS® #A2216842

**\$299,000**

6 Bedroom, 3.00 Bathroom, 1,521 sqft

Residential on 0.13 Acres

Thickwood, Fort McMurray, Alberta

Opportunity knocks for those with imagination and a tool belt! The upstairs has fresh paint, beautiful brand new vinyl flooring throughout! With some love and some tools, this home can be turned into something spectacular.

Separate entrance to basement that has great potential for an in law suite! If you are not into sharing the space then open it up and create the biggest family/games room that your teenagers will love. They will never want to leave. The ideas are endless. Looks are deceiving if you can believe this home offers over 1500 sq feet of living space just on the main level. Master bedroom has en-suite bath with 2 additional generous sized bedrooms. Large living room with dining area option or leave as one big room for entertaining. Kitchen has a ton of cupboard and counter space as well as a eat in kitchen/dining area. All you need is the creative juices to flow to turn this investment into a amazing property that you will want to live in after its all completed. So much potential that you have to see it to believe it. Right across the street is green space and walking trails. Watch the kids walk to school as well as walking distance to playgrounds, soccer fields and the dog park. . Located on the bus route and a hop, skip and a jump to shopping and restaurants. Opportunities for this family home that is just waiting for great ideas and some sweat equity is endless.. Call today and get a viewing on this property so you can see the potential and feel the excitement that I do!



Built in 1980

### Essential Information

MLS® #	A2216842
Price	\$299,000
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,521
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	195 Eymundson Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4N1

### Amenities

Parking Spaces	4
Parking	Driveway, Front Drive, Off Street, Parking Pad, Paved

### Interior

Interior Features	Separate Entrance, Storage, French Door
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	See Remarks

**Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Street Lighting, Treed, Greenbelt
Roof	Asphalt Shingle
Construction	Concrete, Mixed, Wood Frame
Foundation	Poured Concrete

**Additional Information**

Date Listed	May 1st, 2025
Days on Market	46
Zoning	R1S

**Listing Details**

Listing Office	3% REALTY FORT MCMURRAY
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