

# \$294,900 - 104 Spruce Street, Fort McMurray

MLS® #A2222705

## \$294,900

4 Bedroom, 2.00 Bathroom, 1,016 sqft

Residential on 0.10 Acres

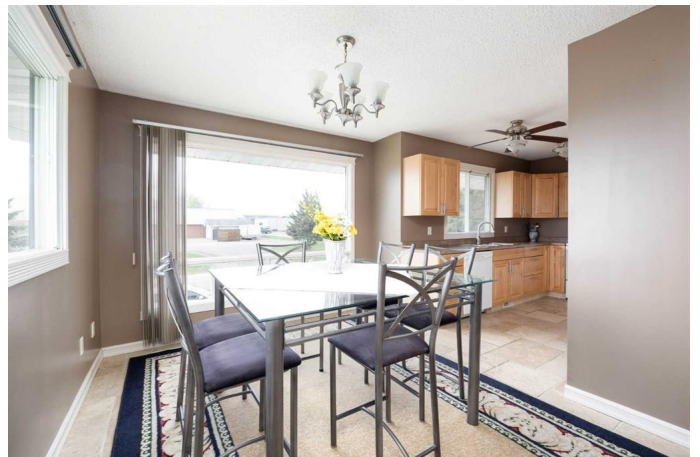
Thickwood, Fort McMurray, Alberta

WELCOME TO 104 Spruce ST in Thickwood- LISTED UNDER APPRAISED VALUE!!. This fully developed 4 bedroom - 2 bathroom Bi-Level home offers a unique feel with a large kitchen, separate dining area and bright living room with high ceilings and sky lights. Primary room has easy access to main bathroom. The Mortgage helper potential in the basement is fully developed with large windows offering natural lighting throughout with a kitchenette wrap around counter top area boasting a wet bar and bar fridge, family room, both up/down bathrooms are amazing with customized tile work for you to enjoy. Laundry is located in the common area of the basement. You will love the attached garage (the only joining wall to neighbor) with back yard access and this property is next to utility right of way on the right hand side and on the back so the privacy of no direct neighbors is a bonus!

Built in 1980

## Essential Information

MLS® #	A2222705
Price	\$294,900
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,016
Acres	0.10



Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	104 Spruce Street
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1C7

### Amenities

Parking Spaces	2
Parking	Single Garage Attached
# of Garages	1

### Interior

Interior Features	High Ceilings, No Animal Home, No Smoking Home, Vaulted Ceiling(s)
Appliances	Dishwasher, Electric Stove, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Cleared, Corner Lot, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### Additional Information

Date Listed	May 19th, 2025
Days on Market	99
Zoning	R2

### Listing Details

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