

# \$569,900 - 108 Romar Street, Fort McMurray

MLS® #A2246512

**\$569,900**

4 Bedroom, 4.00 Bathroom, 1,923 sqft  
Residential on 0.21 Acres

Thickwood, Fort McMurray, Alberta

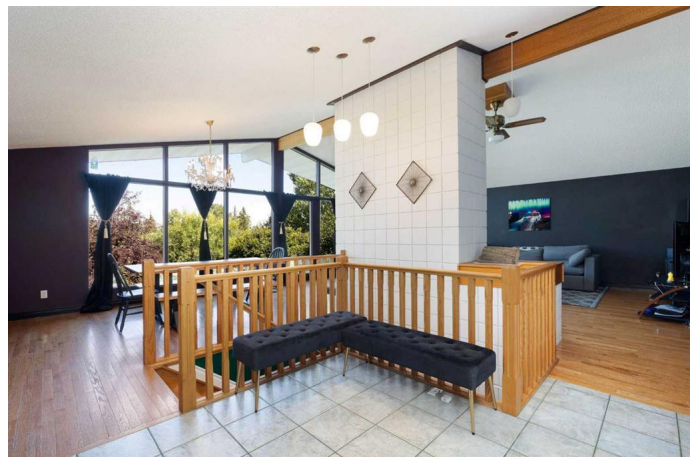
NOT YOUR AVERAGE HOME, AND  
THATâ€™S A PROMISE.

If cookie-cutter isnâ€™t your style and  
youâ€™ve been craving a home with soul,  
swagger, and standout features; welcome to  
your happily-ever-after.

This property oozes curb appeal with  
upgraded vinyl siding, asphalt shingles, and a  
massive driveway offering room for all your  
toys (even could accommodate an RV)! The  
double attached garage adds even more  
convenience. But the real showstopper? The  
over 9,000 sq ft lot thatâ€™s been masterfully  
landscaped into your own private paradise. A  
full irrigation system (front and back), mature  
trees, lush shrubs, a stunning stone patio, and  
an oversized deck make this outdoor space  
equal parts peaceful retreat and  
entertainerâ€™s dream.

Inside, the drama continues in the best way.  
Vaulted ceilings and floor-to-ceiling windows  
flood the main level with light and showcase  
views of the serene yard. The wood-burning  
fireplace is framed with masonry that stretches  
to the ceiling, creating instant ambiance in a  
space that feels both swanky and inviting.  
The kitchen offers plenty of cabinet storage,  
quartz countertops, and a cozy dining nook.  
Step just beyond for access to the massive  
dek - perfect for your morning coffee or  
evening wine, and find main-floor laundry and  
a stylish 2-piece bath nearby for added  
convenience.

Tucked privately off the living space are FOUR



generous bedrooms and two full bathrooms, including a spacious primary retreat with its own ensuite. Whether you need space for family, guests, or creative flex use—this layout delivers.

But let’s talk about the walk-out basement: it’s basically a whole vibe. Wood feature walls, bookshelves, a built-in office nook, and a wet bar straight out of an English pub set the scene. This lower-level rec room also boasts a second wood-burning fireplace, offering the perfect cozy corner to unwind. The crown jewel? A fully enclosed glass gym that could easily double as a yoga studio, office, or hobby room. There’s also a renovated full bathroom with an oversized shower and a gorgeous sauna - your personal wellness escape, ready when you are.

Even the storage is impressive, with an oversized storage room that features private access to the backyard, offering endless potential for future development—think suite, studio, or secret hideaway.

Over the years, this home has seen thoughtful and valuable upgrades, including new laminate flooring and a full repaint in 2020, washer and dryer replacement also in 2020, and most recently, a full electrical panel and exterior box replacement by Fraser Electric in 2025.

If you're looking for a property that dares to be different - bold, bright, and beautifully unique - this is the one. Schedule your private showing today and step into a home that stands out in all the right ways.

Built in 1971

**Essential Information**

|          |           |
|----------|-----------|
| MLS® #   | A2246512  |
| Price    | \$569,900 |
| Bedrooms | 4         |

|                |             |
|----------------|-------------|
| Bathrooms      | 4.00        |
| Full Baths     | 3           |
| Half Baths     | 1           |
| Square Footage | 1,923       |
| Acres          | 0.21        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

### Community Information

|             |                  |
|-------------|------------------|
| Address     | 108 Romar Street |
| Subdivision | Thickwood        |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9H 2V9          |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 6                                         |
| Parking        | Concrete Driveway, Double Garage Attached |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | Bar, Bookcases, Ceiling Fan(s), Central Vacuum, High Ceilings, Open Floorplan, Quartz Counters, See Remarks, Separate Entrance, Storage, Vaulted Ceiling(s), Wet Bar, Chandelier, Sauna |
| Appliances        | Bar Fridge, Built-In Oven, Dryer, Electric Stove, Microwave, Refrigerator, Washer                                                                                                       |
| Heating           | Forced Air, Natural Gas                                                                                                                                                                 |
| Cooling           | None                                                                                                                                                                                    |
| Fireplace         | Yes                                                                                                                                                                                     |
| # of Fireplaces   | 2                                                                                                                                                                                       |
| Fireplaces        | Basement, Living Room, Wood Burning                                                                                                                                                     |
| Has Basement      | Yes                                                                                                                                                                                     |
| Basement          | Exterior Entry, Finished, Full, Walk-Out                                                                                                                                                |

### Exterior

|                   |                                                                                         |
|-------------------|-----------------------------------------------------------------------------------------|
| Exterior Features | Private Yard, Storage                                                                   |
| Lot Description   | Back Yard, City Lot, Landscaped, Many Trees, See Remarks, Underground Sprinklers, Paved |
| Roof              | Asphalt Shingle                                                                         |
| Construction      | Concrete, Vinyl Siding                                                                  |
| Foundation        | Poured Concrete                                                                         |

### **Additional Information**

|                |                  |
|----------------|------------------|
| Date Listed    | August 8th, 2025 |
| Days on Market | 28               |
| Zoning         | R1               |

### **Listing Details**

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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