

# \$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!



Built in 1978

## 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        3  
Zoning                    R1

**Listing Details**

Listing Office            EXP REALTY

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.