

# \$369,900 - 173 Oaks Crescent, Fort McMurray

MLS® #A2221559

**\$369,900**

6 Bedroom, 2.00 Bathroom, 994 sqft

Residential on 0.15 Acres

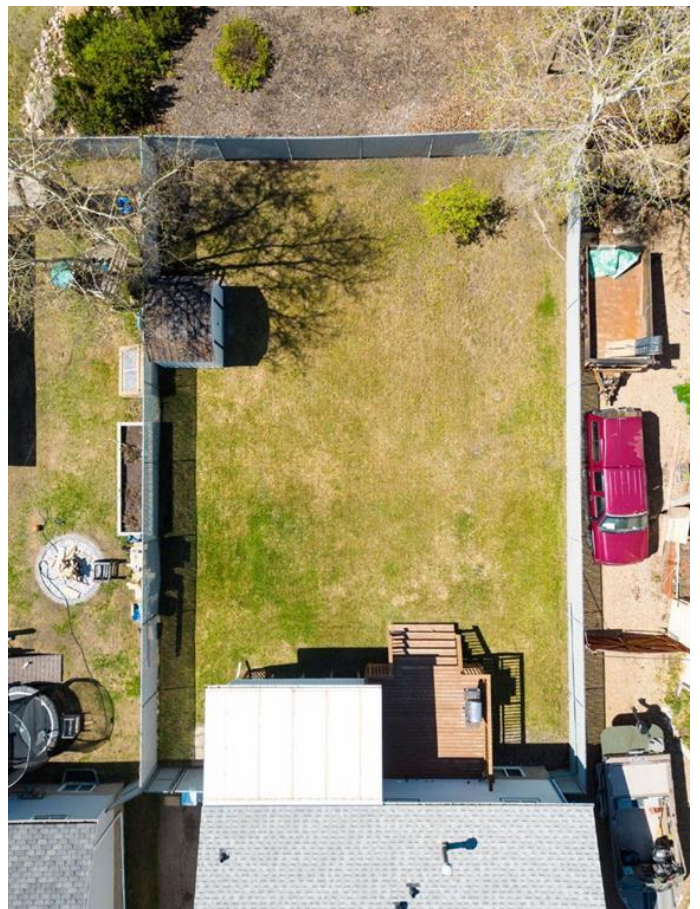
Thickwood, Fort McMurray, Alberta

Welcome to 173 Oaks Crescent - a fully developed bilevel located in a family friendly neighbourhood close to the Birchwood Trails in the heart of Dickinsfield! With no neighbours behind, the spacious yard is fully landscaped and fenced, and the paved driveway has RV Parking capabilities! Pet free, no carpet home! The living room features a large window to draw in the natural light while the kitchen offers tons of cabinetry space with room to add in an island! Updates to this 6 bedroom, 2 bathroom home include: new roof, new hot water tank, upgraded laminate flooring in 3 bedrooms, new front and back door! Within walking distance to schools, parks, restaurants, dog park, Birchwood trails and much more! Call to book your viewing today!

Built in 1981

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2221559    |
| Price          | \$369,900   |
| Bedrooms       | 6           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 994         |
| Acres          | 0.15        |
| Year Built     | 1981        |
| Type           | Residential |
| Sub-Type       | Detached    |



|        |          |
|--------|----------|
| Style  | Bi-Level |
| Status | Active   |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 173 Oaks Crescent |
| Subdivision | Thickwood         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9K 1P9           |

### Amenities

|                |                                |
|----------------|--------------------------------|
| Parking Spaces | 3                              |
| Parking        | Parking Pad, RV Access/Parking |

### Interior

|                   |                                                                                |
|-------------------|--------------------------------------------------------------------------------|
| Interior Features | Ceiling Fan(s), Laminate Counters, Vinyl Windows                               |
| Appliances        | Dishwasher, Dryer, Electric Stove, Microwave, Range Hood, Refrigerator, Washer |
| Heating           | Forced Air, Natural Gas                                                        |
| Cooling           | None                                                                           |
| Has Basement      | Yes                                                                            |
| Basement          | Finished, Full                                                                 |

### Exterior

|                   |                                                                  |
|-------------------|------------------------------------------------------------------|
| Exterior Features | Storage                                                          |
| Lot Description   | Back Yard, Cul-De-Sac, Interior Lot, Landscaped, Street Lighting |
| Roof              | Asphalt Shingle                                                  |
| Construction      | Vinyl Siding                                                     |
| Foundation        | Wood                                                             |

### Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 20th, 2025 |
| Days on Market | 170            |
| Zoning         | R1             |

### Listing Details

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

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