

\$324,000 - 168 Erindale Road, Fort McMurray

MLS® #A2254355

\$324,000

4 Bedroom, 3.00 Bathroom, 1,179 sqft

Residential on 0.11 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 168 Erindale Road: This one of a kind home sits beautifully on a corner lot with views of the green belt, and features updated shingles and a charming interior that will remind you of the rustic cabin lifestyle year round with vaulted wood ceilings, floor to ceiling windows that cover the front of the home and a warm and inviting living space with 2 wood burning fireplaces to cozy up to in the cooler winter months.

A bright and open floor plan will greet you inside along with soaring high ceilings overtop of the living room, kitchen and dining room. Oak cabinets match the hardwood floors, both lending itself to the charm and warmth of the space. A large kitchen island is great for entertaining, cooking and prepping food, and there is no shortage of storage space from the many cupboards found in the kitchen. A brick surround wood burning fireplace goes all the way to the ceiling and completes the space. The main floor is host to 3 bedrooms including a primary bedroom complete with a 2pc bathroom and a walk in closet. A full 4pc bathroom is found at the end of the long hallway with an updated vanity and all bathrooms feature new toilets. A 4th bedroom is found downstairs along with another full bathroom with fresh paint! If you're looking for more living space, there is a large family room downstairs with a second wood burning fireplace that would make a great recreational room, play room or movie room.

During the warm summer months, outside is



where you'll spend most of your time. The shaded deck is perfect for relaxing on with views of the beautiful green belt. A large shed is located in the fenced yard, plus the driveway can comfortably park 2 vehicles and you still have storage behind the RV Gate for your recreational toys.

Built in 1979

Essential Information

MLS® #	A2254355
Price	\$324,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,179
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	168 Erindale Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4N5

Amenities

Parking Spaces	3
Parking	Driveway, On Street, Parking Pad, Paved, RV Access/Parking

Interior

Interior Features	High Ceilings, Jetted Tub, Kitchen Island, Open Floorplan, Storage,
-------------------	---

	Vaulted Ceiling(s), Walk-In Closet(s)
Appliances	See Remarks
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Yard, Corner Lot, Front Yard, Landscaped, Lawn, Rectangular Lot, Interior Lot
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

Additional Information

Date Listed	September 6th, 2025
Days on Market	10
Zoning	R1S

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

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.