# \$449,900 - 129 Rosslyn Street, Fort McMurray

MLS® #A2217511

# \$449,900

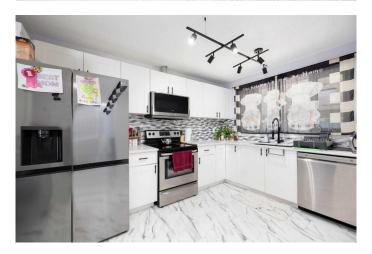
5 Bedroom, 3.00 Bathroom, 1,151 sqft Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Located right across the street from wide-open greenspace with direct access to trails, 129 Rosslyn Street is an extensively renovated 5-bedroom, 2.5-bathroom bungalow nestled on the edge of the community of Thickwood. This move-in-ready home impresses from the moment you enter, with a bright and spacious main floor featuring luxury vinyl plank (LVP) flooring, a tray-ceilinged living room with a striking stone feature wall and modern electric fireplace, a formal dining area, and a beautifully renovated kitchen (1.5 years ago) showcasing quartz countertops, stainless steel appliances, white cabinetry, and a double sink overlooking the backyard. The main floor 4-piece bathroom offers elegant marble tile floors and a tub/shower combo, while the primary bedroom includes a renovated 2-piece ensuite. With 3 bedrooms on the main floor, you will have options for your family, or they could be used for a home office or guest room. The fully finished basement features a separate entrance through the backyard and offers 2 more generous bedrooms, a freshly painted rec room with a wet bar, a full bathroom with ceramic tile flooring and a tub/shower combo, shared laundry that is approximately 6 years old, and carpet that is approximately 4 years old. Additional upgrades include tankless hot water and furnace installed in 2017, shingles replaced in 2023, and windows that are just shy of 6 years old. The large backyard is fully fenced and includes a covered patio perfect for relaxing or







entertaining, plus a large shed for extra storage. The detached double tandem garage is insulated and provides just enough space for 2 vehicles end-to-end with room for 2 more vehicles comfortably on the driveway (and lots of street parking right out front). Enjoy stunning views of the river valley down the street in front of the house, and lots of warm summer evenings in the backyard which faces southwest. With schools, amenities, and trails nearby, this exceptional property combines comfort, function, and natural beauty in one perfect package. Book your showing today!

#### Built in 1975

#### **Essential Information**

MLS® # A2217511 Price \$449,900

Bedrooms 5

Bathrooms 3.00 Full Baths 2

Half Baths 1

Square Footage 1,151 Acres 0.15 Year Built 1975

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

# **Community Information**

Address 129 Rosslyn Street

Subdivision Thickwood

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 2X9

# **Amenities**

Parking Spaces 5

Parking Double Garage Detached, Driveway, Front Drive, Garage Door Opener,

Garage Faces Front, Insulated, Off Street, Tandem

# of Garages 2

## Interior

Interior Features Ceiling Fan(s), Quartz Counters, Separate Entrance, Tankless Hot

Water, Tray Ceiling(s)

Appliances Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Fireplace Yes
# of Fireplaces 1

Fireplaces Electric, Living Room

Has Basement Yes

Basement Exterior Entry, Finished, Full

#### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Poured Concrete

### **Additional Information**

Date Listed May 5th, 2025

Days on Market 9
Zoning R1

# **Listing Details**

Listing Office RE/MAX First

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