

193 Eymundson Road
Fort McMurray, Alberta

MLS # A2270384



\$399,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,339 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	3
Garage:	Double Garage Detached		
Lot Size:	0.13 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

INVESTOR ALERT or PERFECT FAMILY HOME! Welcome to 193 Eymundson Road, located in the heart of Thickwood — just steps from schools, trails, and parks. This spacious 5-bedroom, 3-bathroom home offers great potential for both homeowners and investors. The main floor features a bright open living area with a cozy wood-burning fireplace and beautiful hardwood floors throughout. The kitchen and dining area provide plenty of space for family gatherings. Downstairs, you'll find a fully developed basement with two additional bedrooms, a full bathroom, and a separate entrance — ideal for rental income or extended family. Outside, enjoy a detached garage, a large driveway with ample parking, and a great-sized lot. Whether you're looking to live upstairs and rent out the basement, or simply enjoy extra space for family, this home checks all the boxes. Don't miss this opportunity in one of Fort McMurray's most established neighborhoods!