

113 Deep Road
Fort McMurray, Alberta

MLS # A2294494



\$434,500

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,153 sq.ft.	Age:	1977 (49 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Driveway, Heated Garage, Single Garage Detached		
Lot Size:	0.14 Acre		
Lot Feat:	Rectangular Lot		

Heating: Forced Air, Natural Gas

Floors: Laminate, Tile, Vinyl

Roof: Asphalt Shingle

Basement: Full

Exterior: Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Granite Counters, Quartz Counters, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: R1

Utilities: -

Inclusions: Fridge, stove, dishwasher, microwave, washer, dryer garage heater, garage door opener & remote, basement tv with mount, bedroom wall shelf, shed, firepit, hot tub (all appliances and hot tub are included as is where is)

| Seller offering a \$3,500 credit toward new kitchen appliances | Welcome to this well-maintained and updated home located in the heart of mature Thickwood, just half a block from the Birchwood Trail system—ideal for those who appreciate privacy and easy access to outdoor recreation. The fully fenced yard offers great space for relaxing or entertaining, featuring a large two-tiered deck, shed and a detached garage with radiant heat (17' x 22' x 10' interior measurements). Inside, the home has been remodelled over the years. The kitchen features full-height cabinetry, granite countertops, and a bright bohemian-style backsplash. The open-concept main floor flows into the dining area, with patio doors leading out to the rear deck. The main level includes three bedrooms, a fully updated main bathroom, and a two-piece ensuite off the primary bedroom. The basement offers brand new flooring, a three-piece bathroom, an additional bedroom or den, and plumbing rough-in for a future wet bar. The utility room provides ample storage and includes a workbench. Additional updates include most main floor windows upgraded to vinyl, and shingles replaced prior to the current owner's purchase. So much to love here and space for your whole family! Hot tub included as is.