

\$260,000 - 158 Erindale Road, Fort McMurray

MLS® #A2204754

\$260,000

4 Bedroom, 2.00 Bathroom, 967 sqft

Residential on 0.11 Acres

Thickwood, Fort McMurray, Alberta

WHAT AN AMAZING OPPURTUNITY TO OWN A SINGLE FAMILY HOME AT AN INCREDIBLE PRICE, WITH A LARGE OVERSIZED FULLY FENCED AND LANDSCAPED YARD and OVER 1800 SQ FT OF LIVING SPACE. . Welcome to 158 Erindale Road - an affordable bi-level home in the desirable neighbourhood of Thickwood, that will need some love on the interior to make it your own, the outside shows that the the expensive upgrades have been completed in recent years with updated vinyl siding, windows, shingles giving this home beautiful curb appeal. This home features 4 bedrooms, 2 bathrooms, and a massive fully fenced backyard coming in just under 5000 sq ft. With a little sweat equity on the interior of this home this is a great opportunity to get instant equity in your home. as your lender can offer a a purchase plus improvements loan, so you have the funds to make this home exactly how you want it and make it your own, updating flooring, and paint and even a kitchen or bathroom reno if wanted. This home also offers a prime location in walk distance to all school levels K-12 and near Centerfire Place, Birchwood trail system, parks, shopping, city/site bus routes + more! Don't miss out on this opportunity to own a single family home at an affordable price - call today to schedule your personal tour and to get more details on this excellent opportunity.

Built in 1979



Essential Information

MLS® #	A2204754
Price	\$260,000
Bedrooms	4
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	967
Acres	0.11
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	158 Erindale Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4N5

Amenities

Parking Spaces	2
Parking	Driveway, Off Street

Interior

Interior Features	Ceiling Fan(s), Laminate Counters
Appliances	None
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle

Construction	Vinyl Siding, Concrete
Foundation	Poured Concrete

Additional Information

Date Listed	March 28th, 2025
Days on Market	194
Zoning	R1S

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.