

# \$499,900 - 115 Christina Court, Fort McMurray

MLS® #A2217656

**\$499,900**

6 Bedroom, 3.00 Bathroom, 1,377 sqft

Residential on 0.21 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 115 Christina Court, a beautifully updated bi-level tucked into a quiet cul de sac in Thickwood, with room for everyone including extended family or guests.

This home solves the biggest problem for families needing space. With 3 bedrooms upstairs and 3 more downstairs, plus multiple living areas, youâ€™™ll never feel on top of each other again.

The main floor is filled with natural light from oversized front windows. The living room has a cozy fireplace, and the layout flows easily into a spacious dining room and a bright, stylish kitchen. From the subway tile backsplash to the two-tone cabinets, quartz countertops, and stainless steel appliances, this kitchen hits all the right notes.

The primary bedroom offers plenty of room for a king size bed and includes its own ensuite with a tiled walk-in shower and stacked laundry, making it convenient and private. Two more good-sized bedrooms and a renovated 4 piece bath complete the upper floor.

Downstairs offers even more living space with another kitchen, separate laundry, full bathroom, and three additional bedrooms. Whether you have teens who want their own space, parents visiting long term, or just need that extra room, youâ€™™ve got options here. The basement is considered an illegal suite.



Outside, the private backyard backs trees and includes a covered hot tub area thatâ€™s screened in, so you can enjoy it year round. There's also a firepit area for summer evenings and plenty of yard space for kids or pets to roam. The attached garage and extra long driveway give you loads of parking, including space for a trailer or toys.

Located near schools, parks, and amenities in a quiet, family friendly cul de sac, this home is move in ready with many recent renovations already done for you.

Inclusions: Fridges x3, stove x2, dishwasher x2, microwave x2, washer x2, dryer x2, garage door opener, 2 remotes, air conditioner, 4 tv mounts, blinds, curtains & curtain rods, carport, gazebo, hot tub will be filled for home inspection, 2 electric fireplaces, Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 1979

**Essential Information**

MLS® #	A2217656
Price	\$499,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,377
Acres	0.21
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	115 Christina Court
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1H3

### **Amenities**

Parking Spaces	4
Parking	Off Street, Garage Faces Side, Single Garage Attached
# of Garages	1

### **Interior**

Interior Features	Closet Organizers, Kitchen Island, Open Floorplan, Quartz Counters, Separate Entrance, Vinyl Windows, Walk-In Closet(s), Jetted Tub
Appliances	See Remarks
Heating	Floor Furnace
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full, Exterior Entry, Suite

### **Exterior**

Exterior Features	Dog Run
Lot Description	Back Yard, Cul-De-Sac, Front Yard, Lawn, Dog Run Fenced In
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Wood

### **Additional Information**

Date Listed	May 12th, 2025
Days on Market	88
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

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.