

\$290,000 - 137 Eymundson Road, Fort McMurray

MLS® #A2221298

\$290,000

4 Bedroom, 2.00 Bathroom, 922 sqft

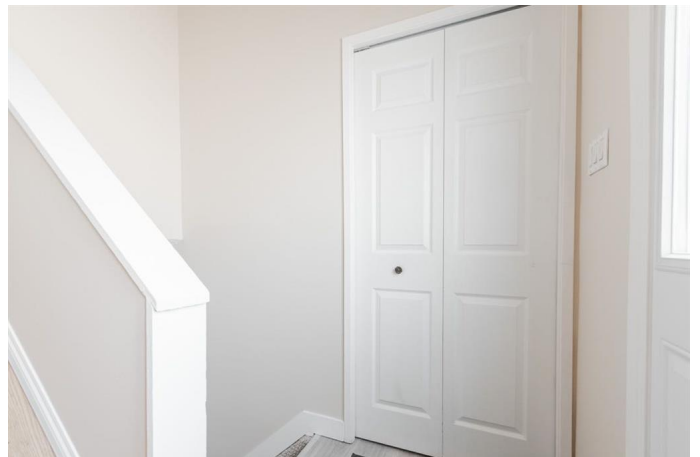
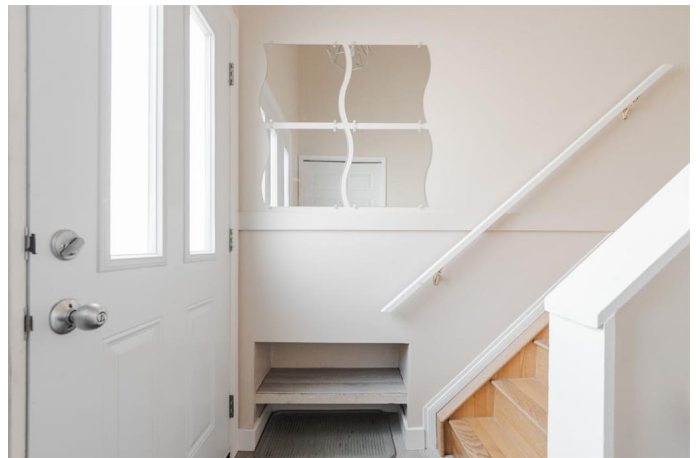
Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 137 Eymundson Road: Perfectly located across from green space, parks, and Centre Fire, with convenient access to bus routes, this beautiful and impeccably maintained home is move-in ready and full of charm. Featuring four bedrooms, 2.5 bathrooms, RV parking, and incredible curb appeal thanks to a stamped concrete driveway and manicured lawn, this home offers comfort and convenience in one of Fort McMurray's most established neighbourhoods.

Step inside to a bright and welcoming living room where hardwood floors and fresh, modern paint create a timeless, neutral palette. The kitchen is light and functional with refreshed white cabinetry (2025), matching appliances, and plenty of counter and storage space. An updated main bathroom offers thoughtful touches like a dual-sink vanity, new luxury vinyl plank flooring, and a new toilet for added convenience. Also on this level are two generously sized bedrooms, including a spacious primary that easily accommodates a king-size bed.

Downstairs, the lower level feels anything but below grade. Oversized windows flood the space with natural light, and new luxury vinyl plank flooring runs through a large, open family room—ideal for a rec room, movie nights, or a cozy second living area. Two additional bedrooms, a three-piece bathroom,



and a large storage area with a freezer complete the space. The lower level also features fresh paint and updated baseboards for a clean, polished finish. A new hot water tank (2022) adds extra peace of mind.

Out back, enjoy an easy-to-maintain yard that gets plenty of afternoon sun, perfect for relaxing or gardening. A large shed offers excellent storage and comes with a snowblower, making year-round living a breeze.

Thoughtfully cared for and in pristine condition, this home is ready for its next chapter. Schedule your private showing today.

Built in 1981

Essential Information

MLS® #	A2221298
Price	\$290,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	922
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Semi Detached
Style	Side by Side, Bi-Level
Status	Active

Community Information

Address	137 Eymundson Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4N1

Amenities

Parking Spaces	3
Parking	Concrete Driveway, Driveway, Front Drive, Parking Pad, RV Access/Parking, Side By Side, Tandem

Interior

Interior Features	Laminate Counters, No Smoking Home, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 18th, 2025
Days on Market	32
Zoning	R1S

Listing Details

Listing Office	The Agency North Central Alberta
----------------	----------------------------------

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.