

109 Robichaud Street  
Fort McMurray, Alberta

MLS # A2163773



## \$469,900

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,517 sq.ft.	<b>Age:</b>	1981 (43 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Attached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Landscaped, See Remarks		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, Laminate, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, See Remarks, Storage		

**Inclusions:** fridge stove, dishwasher, washer, dryer, microwave, garage door opener, window coverings

109 Robichaud Street - This beautiful two storey home is located on a quiet street in Thickwood with a double attached garage. Your home is situated on a large lot with a fenced back yard and extra storage. Inside you will find a nice size foyer with built in storage area before bringing you to your oversized living room with laminate flooring and lot's of natural light as well as upgraded lighting; the living room leads to your Renovated kitchen. The Kitchen has a huge island area with stainless steal appliances and updated cupboards and an abundance of countertop space, new light fixtures, and an oversized dinette area leading to a large 2nd living room space with tons of windows and access to your back yard. The upstairs boasts 3 oversized bedrooms including the primary bedroom and a full 4 piece bathroom with newer vinyl tile flooring. The basement is fully developed with a large rec room, a bonus area with a closet that can be converted to a fourth bedroom and a 3 piece bathroom. This home is a must see and features a newer furnace and hot water tank!! Call today for your private viewing!!!