

111 Christina Court
Fort McMurray, Alberta

MLS # A2243805



\$495,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,442 sq.ft.	Age:	1981 (44 yrs old)
Beds:	5	Baths:	3 full / 1 half
Garage:	Double Garage Detached, Off Street, Parking Pad		
Lot Size:	0.19 Acre		
Lot Feat:	Cul-De-Sac, Lawn		

Heating:	High Efficiency, Forced Air	Water:	Public
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	Cable, Electricity, Garbage Collection, Water
Features:	No Smoking Home		

Inclusions: BASEMENT-COUCH SET, DINNING TABLE, 4 CLOSETS, FIRE WOOD, Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove, Washer&Dryer, Window Coverings

Welcome to 111 Christina Court, a beautifully maintained bungalow tucked away in a quiet cul-de-sac in the heart of Thickwood! This 5-bedroom, 3.5-bathroom gem offers the perfect blend of functionality, space, and location—ideal for growing families or those seeking extra room to spread out. The main floor welcomes you with a bright and open living room, a formal dining space, and a functional kitchen with plenty of cabinetry and prep space—perfect for everyday living and hosting. Just off the kitchen is a dedicated laundry room, followed by a mudroom with a rear entrance to the backyard, offering a smart and efficient flow for busy households. Down the hall are three generously sized bedrooms, including the primary suite complete with double closets and a private 3-piece ensuite. A full 3-piece main bathroom serves the additional bedrooms and guests. The fully finished basement extends your living space with two additional bedrooms, a spacious rec/family room, a 3-piece bathroom, a half bathroom, and a large utility/storage room—perfect for teens, guests, or a home office setup. Enjoy the outdoors with a fenced backyard, detached double garage, and an extra-long driveway providing ample parking for multiple vehicles. Recent updates include: roof (2019), hot water tank (2022), furnace (2009), and central A/C (2010)—ensuring comfort and peace of mind for years to come. This is your chance to own a solid home in a well-established neighbourhood.