$434,900 - 141 Rosslyn Street, Fort McMurray
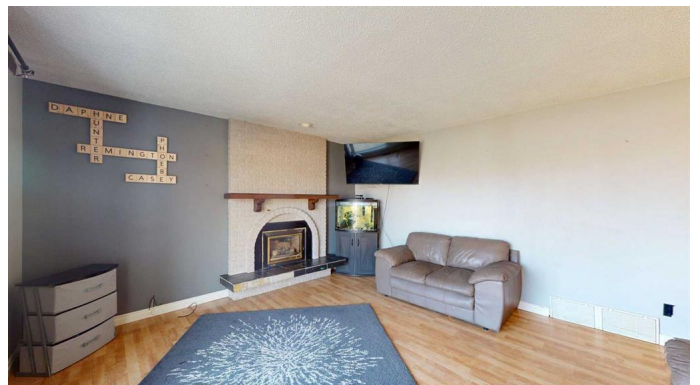
MLS® #A2215340

$434,900

4 Bedroom, 3.00 Bathroom, 1,170 sqft
Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 141 Rosslyn Street, a beautifully positioned Thickwood bi-level home on a 6,490-square-foot corner lot with no neighbours on one side or behind, offering exceptional privacy. As you arrive, the four-car paved driveway leads past an extra-wide, gated RV pad (or extra 2 car driveway!) into an oversized heated garage measuring 26 by 24 feet, complete with its own electrical panel and a convenient man-door to the backyard. From the front yard, youâ€™ll enjoy serene views of the Birchwood trails and greenspaceâ€"an invitation to step outside and explore nature right at your doorstep. Inside, youâ€™re greeted by a warm, bright and open layout that flows naturally from one room to the next. The living room unfolds with its cozy wood-burning fireplace anchoring the space beneath generous windows that frame views of the front yard and Birchwood trails. Straight ahead, the eat-in kitchen beckons with classic oak cabinetry and sink positioned perfectly to overlook the backyard, driveway, walking path, and street beyondâ€"ideal for keeping an eye on both morning routines and afternoon comings and goings. Tucked just off the living area, a central hallway gives access to a four-piece family bathroom and three comfortable bedrooms. The primary bedroom at the end of the hall offers its own private two-piece ensuite, creating a retreat within this inviting, family-friendly floor plan. Downstairs, a fully equipped in-law suite provides a private bedroom, three-piece bathroom, kitchenette

and living area—ideal for guests, teenagers, or rental income. In the laundry room you will find large windows which flood the room with daylight, generous storage and a utility sink for added convenience. Outdoor living is equally appealing: the covered, screened-in deck overlooks lush flower beds and thriving berry bushes, where you can relax to the gentle sounds of neighbours tending their gardens, children at play, and nature. Recent updates include new shingles (2021), fresh paint (2022), and a furnace and hot water tank replaced in 2017, so the major investments are already complete. With its solid foundation and character shaped by long-term tenants, this home offers a unique canvas for you to infuse your personal style and create the dream residence you've always envisioned. Book your showing today!

Built in 1976

Essential Information

MLS® #	A2215340
Price	$434,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,170
Acres	0.15
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	141 Rosslyn Street
Subdivision	Thickwood

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2Y1

Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Heated Garage, Oversized, Garage Faces Side, RV Access/Parking
# of Garages	2

Interior

Interior Features	Closet Organizers, See Remarks, Vinyl Windows, Wet Bar
Appliances	Dishwasher, Microwave, Stove(s), Washer/Dryer
Heating	Fireplace(s), Forced Air, See Remarks
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Crawl Space, Finished, Full

Exterior

Exterior Features	Fire Pit, Garden, Other, Storage
Lot Description	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Garden, Lawn, See Remarks
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

Additional Information

Date Listed	May 1st, 2025
Days on Market	4
Zoning	R1

Listing Details

Listing Office	People 1st Realty