

# \$400,000 - 135 Erindale Road, Fort McMurray

MLS® #A2224802

**\$400,000**

4 Bedroom, 3.00 Bathroom, 1,176 sqft

Residential on 0.11 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 135 Erindale Road: This expansive four-level split has been cherished by the same family for decades, with pride of ownership evident throughout. Now ready for its next chapter, this beautifully updated home offers a perfect blend of charm, functionality, and modern style. Featuring four bedrooms, two living rooms, and a sunny backyard, itâ€™s a standout opportunity in the heart of Thickwood.

The curb appeal draws you in immediately, with meticulously maintained landscaping, a mature tree, and an updated exterior that includes vinyl and stone veneer siding, newer shingles, eaves, fascia, windows, doors, and a lovely covered front deck and side deckâ€”both completed in 2012. The front step provides a welcoming spot to enjoy your morning coffee and captures the timeless charm this neighbourhood is known for. Inside, the main floor features a spacious living room with large windows, brand-new baseboards (2025), updated flooring, and new LED lighting on a dimmer switch (2024). The adjacent kitchen has been refreshed with refinished white cabinetry, stainless steel appliances, new flooring (2024), under-cabinet lighting, and a pantry for added storage. The dining area is perfectly placed between the two, creating a functional and inviting layout. Upstairs, you'll find three well-appointed bedrooms, including a spacious primary suite that easily fits a king-sized bed and offers a private two-piece ensuite. The beautifully



updated four-piece main bathroom (2018) features a floating vanity, custom tile surround with niches, and a modern aesthetic that flows with the rest of the home.

On the third level, a bright and comfortable family room awaits, complete with built-in shelving, large windows, and more dimmable LED lighting. A generous fourth bedroom and a full three-piece bathroom add incredible flexibility for guests, teenagers, or multigenerational living.

The fourth level offers even more space, ideal for a home gym, games room, or flex space. Youâ€™ll also find the laundry area, upgraded in 2024 with new counters and cabinetry, plus an additional den with a pocket door, storage closets, utility room, and access to an impressive crawl space for extra storage. Additional highlights include a newer hot water tank (2017), upgraded electrical (2012), and the inclusion of both an extra fridge and freezer in the basement.

Move-in ready and available for immediate possession, this incredible home offers space, comfort, and enduring value in one of Fort McMurrayâ€™s most beloved neighbourhoods. Schedule your private tour today.

Built in 1979

Essential Information

MLS® #	A2224802
Price	\$400,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,176
Acres	0.11
Year Built	1979

Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	135 Erindale Road
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4N4

### Amenities

Parking Spaces	3
Parking	Driveway, Front Drive, Parking Pad, RV Access/Parking

### Interior

Interior Features	Pantry, Storage, Vinyl Windows
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Fire Pit, Garden, Lighting, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Garden, Interior Lot, Landscaped, Lawn
Roof	Asphalt Shingle
Construction	Stone, Vinyl Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	May 28th, 2025
Days on Market	10
Zoning	R1S

### Listing Details

Listing Office	The Agency North Central Alberta
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