

\$530,000 - 132 Piven Place, Fort McMurray

MLS® #A2227502

\$530,000

5 Bedroom, 4.00 Bathroom, 1,948 sqft
Residential on 0.16 Acres

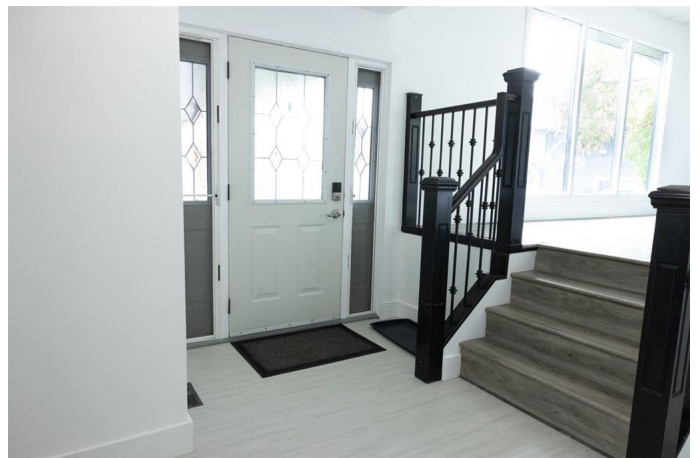
Thickwood, Fort McMurray, Alberta

New Flooring, Fresh Paint and Immediate Possession! Welcome to 132 Piven Place: a beautifully updated five-level split offering expansive living space with an airy, bright floor plan. Situated on a 6,828 sq/ft mature pie lot in a quiet cul-de-sac, this turn-key home is steps from schools and parks in Thickwood. With thoughtful upgrades, including Hardie Board siding (2018) new shingles (2018), a new furnace (2025), and a new hot water tank (2019), all that's left to do is move in and enjoy.

A repaved driveway (2018) provides ample parking for three large vehicles or recreational storage, leading to the attached double-car garage. The stunning curb appeal is enhanced by upgraded siding, a new overhead garage door, trim, eaves, shingles, and fresh sod, all completed in 2018.

Inside, modern updates continue with luxury vinyl plank flooring and baseboards (2019) and fresh paint throughout (2025). The entryway features a front office or bedroom, perfect for working from home or larger families. A few steps up, the spacious and sunlit front living room seamlessly connects to the dining area, where a contemporary chandelier adds a touch of modern flare. The kitchen boasts refinished white cabinetry, updated countertops, and stainless steel appliances (2019), with a large window overlooking the beautifully landscaped backyard.

A few steps down, the cozy family room



provides the perfect retreat, with garden doors leading to the updated deck (2018). Additional backyard upgrades include a new retaining wall, fresh sod, improved drainage and weeping tile, and a refreshed fence, all completed in 2018/2019.

The top level hosts three well-sized bedrooms and a large four-piece bathroom with a jetted soaker tub. The primary suite features two closets and a private two-piece ensuite. All upper-level windows were upgraded to vinyl in 2018.

The main floor also includes a laundry area, a powder room, and a side entranceâ€”ideal for creating a separate illegal basement suite for guests or rental potential.

The first basement level features brand-new carpet (2025), a bright family room, and an oversized bedroom. A few steps further down, the lowest level reveals a spacious storage room or den, a beautifully updated three-piece bathroom, and a second kitchen installed in 2018, complete with white cabinetry, a full-size fridge, and a stove. This layout is perfect for multi-generational living, long-term guests, or even a nanny suite.

With nearly every detail updated inside and out since 2018, this home is move-in ready and available for immediate possession. Schedule your private tour today.

Built in 1979

Essential Information

MLS® #	A2227502
Price	\$530,000
Bedrooms	5
Bathrooms	4.00
Full Baths	2
Half Baths	2
Square Footage	1,948
Acres	0.16

Year Built	1979
Type	Residential
Sub-Type	Detached
Style	5 Level Split
Status	Active

Community Information

Address	132 Piven Place
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4M4

Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Parking Pad, RV Access/Parking, Side By Side
# of Garages	2

Interior

Interior Features	Jetted Tub, Storage, Vinyl Windows, Wood Windows
Appliances	Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Garden, Lighting, Private Yard, Rain Gutters
Lot Description	Back Yard, Backs on to Park/Green Space, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Cement Fiber Board
Foundation	Poured Concrete

Additional Information

Date Listed	June 3rd, 2025
Days on Market	24
Zoning	R1

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.