

\$166,410 - 233 Tamarack Way, Fort McMurray

MLS® #A2243179

\$166,410

3 Bedroom, 2.00 Bathroom, 1,287 sqft

Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

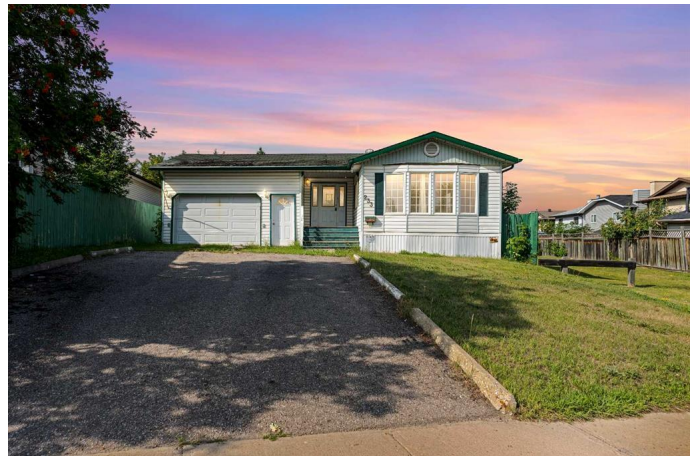
Welcome to this perfectly situated home on a nearly 6,000 square foot lot, where you can enjoy all the benefits of homeownership without any condo fees!

As you step inside, you're welcomed by a spacious entryway that offers direct access to the oversized double attached heated garage, providing convenience during those chilly winter months.

The heart of this home is the expansive kitchen, featuring an eat-up bar and ample counter and cupboard space, making meal preparation and storage a breeze.

The kitchen seamlessly flows into the bright and airy living room, where large windows flood the space with natural light. The open-concept design effortlessly connects the living room, dining room, and kitchen, creating an ideal space for easy entertaining. The home is host to 3 bedrooms and 1.5 bathrooms; the two smaller bedrooms each have direct access to the 2-piece jack and jill bathroom.

Step outside to enjoy the generous backyard, complete with a spacious deck, perfect for summer barbecues and outdoor gatherings. The handy storage shed provides ample space for tools and outdoor equipment. The fully fenced lot ensures privacy and security, while the spacious front driveway can



accommodate 4-6 vehicles, offering plenty of parking space.

Located on a quiet street, yet just moments away from major shopping amenities, restaurants, and schools, this home combines peaceful living with urban convenience. And with just a little love, this home presents an incredible opportunity for your family to grow and thrive—all at an affordable price. Schedule your showing today!

Built in 1984

Essential Information

MLS® #	A2243179
Price	\$166,410
Bedrooms	3
Bathrooms	2.00
Full Baths	1
Half Baths	1
Square Footage	1,287
Acres	0.14
Year Built	1984
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

Community Information

Address	233 Tamarack Way
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1A2

Amenities

Parking Spaces	4
Parking	Double Garage Attached, Heated Garage, Additional Parking, Driveway,

	Heated Driveway
# of Garages	2

Interior

Interior Features	High Ceilings, Open Floorplan
Appliances	Other
Heating	Forced Air
Cooling	None
Basement	None

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Corner Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	July 22nd, 2025
Days on Market	12
Zoning	RMH

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.