

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

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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 | 9               |
| Zoning         | RMH             |

### Listing Details

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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