

# \$449,900 - 129 Rosslyn Street, Fort McMurray

MLS® #A2217511

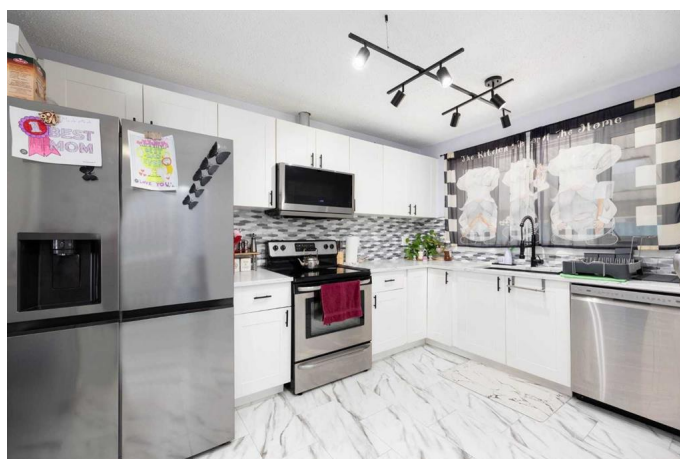
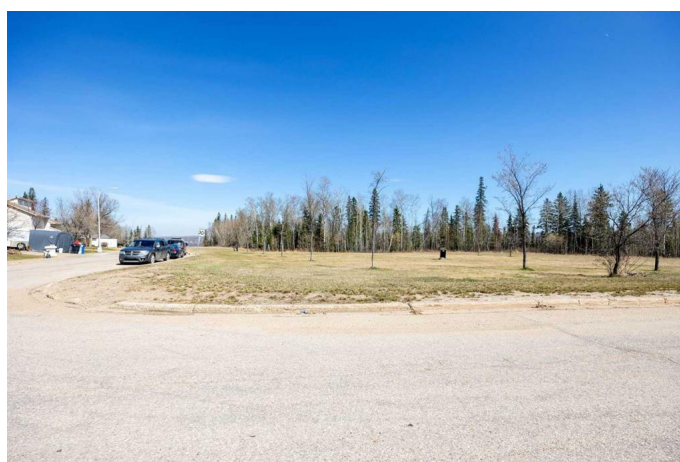
**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,151 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Located right across the street from wide-open greenspace with direct access to trails, 129 Rosslyn Street is an extensively renovated 5-bedroom, 2.5-bathroom bungalow nestled on the edge of the community of Thickwood. This move-in-ready home impresses from the moment you enter, with a bright and spacious main floor featuring luxury vinyl plank (LVP) flooring, a tray-ceilinged living room with a striking stone feature wall and modern electric fireplace, a formal dining area, and a beautifully renovated kitchen (1.5 years ago) showcasing quartz countertops, stainless steel appliances, white cabinetry, and a double sink overlooking the backyard. The main floor 4-piece bathroom offers elegant marble tile floors and a tub/shower combo, while the primary bedroom includes a renovated 2-piece ensuite. With 3 bedrooms on the main floor, you will have options for your family, or they could be used for a home office or guest room. The fully finished basement features a separate entrance through the backyard and offers 2 more generous bedrooms, a freshly painted rec room with a wet bar, a full bathroom with ceramic tile flooring and a tub/shower combo, shared laundry that is approximately 6 years old, and carpet that is approximately 4 years old. Additional upgrades include tankless hot water and furnace installed in 2017, shingles replaced in 2023, and windows that are just shy of 6 years old. The large backyard is fully fenced and includes a covered patio perfect for relaxing or



entertaining, plus a large shed for extra storage. The detached double tandem garage is insulated and provides just enough space for 2 vehicles end-to-end with room for 2 more vehicles comfortably on the driveway (and lots of street parking right out front). Enjoy stunning views of the river valley down the street in front of the house, and lots of warm summer evenings in the backyard which faces southwest. With schools, amenities, and trails nearby, this exceptional property combines comfort, function, and natural beauty in one perfect package. Book your showing today!

Built in 1975

### Essential Information

MLS® #	A2217511
Price	\$449,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,151
Acres	0.15
Year Built	1975
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	129 Rosslyn Street
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2X9

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, Driveway, Front Drive, Garage Door Opener, Garage Faces Front, Insulated, Off Street, Tandem
# of Garages	2

## Interior

Interior Features	Ceiling Fan(s), Quartz Counters, Separate Entrance, Tankless Hot Water, Tray Ceiling(s)
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric, Living Room
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped, Lawn, Views
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 5th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	RE/MAX First
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