

**141 Rosslyn Street**  
**Fort McMurray, Alberta**

**MLS # A2215340**



**\$434,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,170 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached, Driveway, Garage Faces Side, Heated Garage, Overhead Door		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Backs on to Park/Green Space, Corner Lot, Garden, Lawn		

<b>Heating:</b>	Fireplace(s), Forced Air, See Remarks
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Crawl Space, Finished, Full
<b>Exterior:</b>	Mixed
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Closet Organizers, See Remarks, Vinyl Windows, Wet Bar

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** N/A

Welcome to 141 Rosslyn Street, a beautifully positioned Thickwood bi-level home on a 6,490-square-foot corner lot with no neighbours on one side or behind, offering exceptional privacy. As you arrive, the four-car paved driveway leads past an extra-wide, gated RV pad ( or extra 2 car driveway!) into an oversized heated garage measuring 26 by 24 feet, complete with its own electrical panel and a convenient man-door to the backyard. From the front yard, you'll enjoy serene views of the Birchwood trails and greenspace—an invitation to step outside and explore nature right at your doorstep. Inside, you're greeted by a warm, bright and open layout that flows naturally from one room to the next. The living room unfolds with its cozy wood-burning fireplace anchoring the space beneath generous windows that frame views of the front yard and Birchwood trails. Straight ahead, the eat-in kitchen beckons with classic oak cabinetry and sink positioned perfectly to overlook the backyard, driveway, walking path, and street beyond—ideal for keeping an eye on both morning routines and afternoon comings and goings. Tucked just off the living area, a central hallway gives access to a four-piece family bathroom and three comfortable bedrooms. The primary bedroom at the end of the hall offers its own private two-piece ensuite, creating a retreat within this inviting, family-friendly floor plan. Downstairs, a fully equipped in-law suite provides a private bedroom, three-piece bathroom, kitchenette and living area—ideal for guests, teenagers, or rental income. In the laundry room you will find large windows which flood the room with daylight, generous storage and a utility sink for added convenience. Outdoor living is equally appealing: the covered, screened-in deck overlooks lush flower beds and thriving berry bushes, where you can relax to the gentle

sounds of neighbours tending their gardens, children at play, and nature. Recent updates include new shingles (2021), fresh paint (2022), and a furnace and hot water tank replaced in 2017, so the major investments are already complete. With its solid foundation and character shaped by long-term tenants, this home offers a unique canvas for you to infuse your personal style and create the dream residence you've always envisioned. Book your showing today!