

**121 Gladstone Street**  
**Fort McMurray, Alberta**

**MLS # A2213145**



**\$349,990**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	909 sq.ft.	<b>Age:</b>	1983 (42 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street, RV Access/Parking, Single Garage Attached		
<b>Lot Size:</b>	0.11 Acre		
<b>Lot Feat:</b>	Corner Lot, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate, Tile	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Stucco, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Wet Bar		

**Inclusions:** existing fridge, stove, dishwasher, microwave, washer, dryer, basement fridge, blinds and window coverings

Welcome to this well-maintained, fully developed bi-level home in Lower Thickwood &mdash; directly across from greenspace and Birchwood Trail access! Perfectly priced and move-in ready, this property offers unbeatable value. Situated on a spacious corner lot, you'll love the abundance of parking options: a single attached garage, double front driveway, plus an extra side driveway ideal for additional vehicles or RV parking. Inside, the home features laminate flooring throughout the bright living and dining areas, a kitchen with warm maple cabinetry, and two cozy upstairs bedrooms with plush carpet (replaced approx. 2 years ago). The main bathroom includes a relaxing deep soaker tub. Step through the patio doors onto your front deck and take in the serene greenbelt views &mdash; a perfect spot for morning coffee or evening sunsets. The fully developed basement offers a split-entry layout with a large family room (laminate flooring), a wet bar/kitchenette, a spacious third bedroom, full bathroom, and a convenient laundry/storage area. Location, location, location! Ideal for outdoor enthusiasts, you're just steps from Birchwood Trails, close to schools, shopping, restaurants, transit, and all the amenities you need.