

# \$474,888 - 178 Highland Close, Fort McMurray

MLS® #A2197458

**\$474,888**

4 Bedroom, 3.00 Bathroom, 1,272 sqft  
Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

WELCOME TO THICKWOOD'S HIDDEN GEM 178 HIGHLAND CLOSE. A fully developed bi-level tucked away in a quiet cul-de-sac with just under 2400 sq ft of living space, FACING THE GREENBELT in central Thickwood and situated on a large 6000 sq ft lot that is fully landscaped and fenced. This beautiful 4 bedroom 3 bathroom home has seen loads of renovations which includes the most recent, BRAND NEW ASPHALT DRIVEWAY ON THE EXTERIOR AND ON THE INTERIOR FRESH PAINT making a bright white atmosphere throughout the home a brand NEW professionally installed 3 pc bathroom in the basement NEW SHINGLES in 2021, NEW INSULATION 2016 siding and windows were replaced in 2007. Along with those fantastic exterior renovations, the yard offers just under 6000 square-foot lot that is fully fenced in landscaped, a detached HEATED garage that features 10 FOOT CEILINGS, and a 9 FOOT OVERHEAD DOOR, the driveway is extended offering room for RV parking. Step inside the over 2300 sq ft of living space, featuring a large living room with hardwood floors that continues to a large formal dining room with garden doors leading to your rear deck. The bright and functional kitchen offers refurbished two-tone cabinetry, backsplash, pantry, and built-in shelving for a coffee bar alongside your dining nook. The main level continues with 3 bedrooms and 2 renovated bathrooms. The Primary bedroom features 2 pc ensuite. The fully developed



basement offers fresh paint, updated flooring, a large family room with a gas fireplace, and a games room with a dry bar with a built-in full-size fridge. There is an additional 4th bedroom and BRAND NEW professionally installed 3 pc bathroom with stand-up shower alongside built-in shelving. This lower level offers large above ground windows giving you tons of natural light, and tons of storage space. This home has been immaculately kept and pride of ownership shines through. Call today to schedule a viewing of this move-in ready home, that is perfectly located close to schools, shopping, community gardens and walking trails.

Built in 1976

### **Essential Information**

MLS® #	A2197458
Price	\$474,888
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,272
Acres	0.14
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	178 Highland Close
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 3T5

## Amenities

Utilities	Cable Connected, Electricity Connected, Natural Gas Connected, Water Connected
Parking Spaces	5
Parking	Double Garage Detached, Driveway
# of Garages	2

## Interior

Interior Features	Bookcases, Built-in Features, Ceiling Fan(s), Closet Organizers, Crown Molding, Pantry, Storage, Vinyl Windows, Walk-In Closet(s)
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas, Recreation Room
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Fruit Trees/Shrub(s), Greenbelt, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	13
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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