

# \$469,900 - 248 Tundra Drive, Fort McMurray

MLS® #A2227607

**\$469,900**

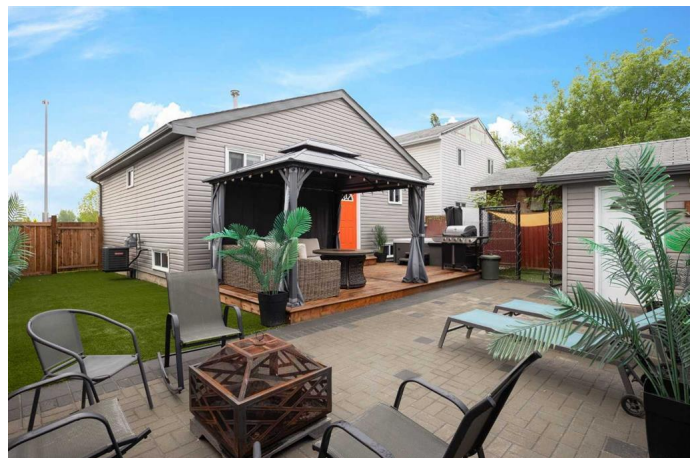
3 Bedroom, 2.00 Bathroom, 947 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Over 1,700sqft of total living space! Welcome to this updated and well-maintained bungalow with a show-stopping backyard thatâ€™s private and perfect for entertaining and relaxing year-round, featuring low-maintenance turf grass, a cozy fire pit, fully fenced dog run, hot tub (included) under a private gazebo with curtains and lights, a large shed, tiered patio spaces with stylish patio stones, and a spacious deck redone in 2021. Located directly across from greenspace and a school, and close to amenities, dog park, and the beautiful Birchwood Trails, this property also offers a single detached garage that is insulated and drywalled with a workbench and shelving, plus room to park 2â€“3 additional vehicles or a trailer beside it off the back alley. Inside, the main floor offers a bright living room with a feature wall, a dining area, and a kitchen with crown molding and stainless steel appliances, as well as two bedrooms and a full bathroom with tub/shower combo. The primary bedroom features a ceiling fan and crown molding for added comfort. Downstairs youâ€™ll find a spacious rec room with a brick-faced gas fireplace, a large third bedroom, another full bathroom with shower & newer vanity, and a laundry room with a sink. Updated central air conditioner is also included! Don't miss out, book your showing today!

Built in 1980



## Essential Information

MLS® #	A2227607
Price	\$469,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	947
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	248 Tundra Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4S9

## Amenities

Parking Spaces	4
Parking	Additional Parking, Alley Access, Driveway, Garage Door Opener, Garage Faces Rear, Off Street, RV Access/Parking, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Ceiling Fan(s), Crown Molding, Open Floorplan, Storage
Appliances	Central Air Conditioner, Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Brick Facing, Gas
Has Basement	Yes

Basement                      Finished, Full

**Exterior**

Exterior Features      Dog Run, Fire Pit, Private Yard  
Lot Description        Back Lane, Back Yard, Front Yard, Gazebo, Landscaped, Lawn, Low  
Maintenance Landscape, Private, Street Lighting, Dog Run Fenced In  
Roof                      Asphalt Shingle  
Construction          Vinyl Siding, Wood Frame  
Foundation            Poured Concrete

**Additional Information**

Date Listed              June 4th, 2025  
Days on Market        18  
Zoning                    R1S

**Listing Details**

Listing Office            RE/MAX First

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