

# \$385,000 - 165 Rogers Crescent, Fort McMurray

MLS® #A2231376

## \$385,000

4 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.15 Acres

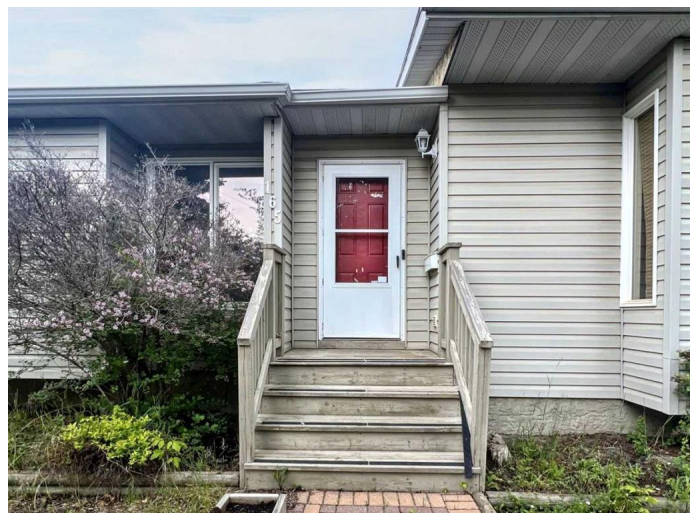
Thickwood, Fort McMurray, Alberta

Welcome to 165 Rogers Crescent, a charming bungalow tucked away on a quiet street in lower Thickwood. Situated on a 6,597 square foot fenced lot, this property offers mature trees, a tandem paved driveway, and a detached 22' x 24' garage.

Step inside to a living area filled with character, featuring vaulted wood ceilings, a chevron wood-slatted feature wall, and a cozy wood-burning stove. The dining area overlooks the living room and leads directly into a functional kitchen with wooden cabinetry, backyard views, and a pantry for added storage.

Down the hall, you'll find two spacious bedrooms with oversized windows, a 4-piece main bathroom, and a primary bedroom with a private 2-piece ensuite. The basement includes a separate entrance and a laundry area located at the bottom of the landing. The lower level also offers a large rec room with a wet bar, one large finished bedroom, an additional unfinished bedroom, and a full bathroom.

The property includes trees and features garden beds that could shine with a little attention. This home is ideally located close to schools, trails, and shopping, making it a great opportunity to own in one of Fort McMurray's established neighbourhoods.



Built in 1978

### Essential Information

MLS® #	A2231376
Price	\$385,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,174
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	165 Rogers Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2W7

### Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

### Interior

Interior Features	Bar, Ceiling Fan(s), Laminate Counters, Pantry
Appliances	Other
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes

Basement	Exterior Entry, Finished, Full
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## Exterior

Exterior Features	None
Lot Description	Few Trees, Interior Lot, Rectangular Lot
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	June 15th, 2025
Days on Market	2
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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