

**103 Raven Place  
Fort McMurray, Alberta**

**MLS # A2278130**



**\$154,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/Four Plex		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	531 sq.ft.	<b>Age:</b>	1977 (49 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Driveway, Rear Drive, Stall		
<b>Lot Size:</b>	0.05 Acre		
<b>Lot Feat:</b>	Back Lane		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R3
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Storage, Vinyl Windows		

**Inclusions:** As is where is at the time of possession

No condo fees and a fully fenced yard! This affordable townhome is an excellent opportunity for first-time buyers or investors. Located in the established lower Thickwood neighbourhood, this 3-bedroom, 1.5-bath property offers a functional layout and numerous updates throughout. The home features vinyl plank flooring, newer vinyl windows, modern trim and doors, and an updated four-piece bathroom on the upper level. The main floor includes a bright living room and a practical kitchen with convenient access to the fully fenced backyard and rear lane parking. Other notable specs include air conditioning and a new back door. Ideally situated close to schools, grocery stores, and public transit, this property offers both comfort and convenience. Contact us today to schedule your private viewing.