

# \$560,000 - 101 Robin Crescent, Fort McMurray

MLS® #A2223249

**\$560,000**

5 Bedroom, 3.00 Bathroom, 1,228 sqft  
Residential on 0.17 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 101 Robin Crescent: A beautifully upgraded bungalow that blends charm, function, and comfort, all tucked onto a large corner lot across from the tree line. With standout features including a new heated garage (2019), a three-car driveway, updated HVAC systems, new shingles (2020), and stunning interior finishes—plus an incredible backyard oasis complete with a built-in hot tub—this home checks every box for style and substance. Lovingly maintained and move-in ready, it offers a rare opportunity to enjoy modern convenience in a serene, mature setting.

From the moment you arrive, you™ll notice the home™s curb appeal with vinyl siding, a composite front deck, and manicured gardens that frame the property beautifully. Across from the tree line, you™ll enjoy views of the river valley and even catch the MacDonald Island Park fireworks from your front steps. The side-facing driveway leads to the fully fenced yard and newly built garage with epoxy floors, a built-in workbench, built in speakers, overhead storage, and a steel beam for a hoist—perfect for projects or extra storage. Step into the backyard and into your private retreat, surrounded by mature landscaping. An extended back deck (2018) with a gazebo (2021) offers shade and comfort, while the hot tub—framed by custom decking—creates a perfect place to unwind. Extra yard space along the side provides more room to enjoy, with a storage shed tucked neatly away for



convenience. In cooler months, the sunroom at the rear of the home becomes your favourite spot, with its warm wood interior and peaceful afternoon light.

Inside, the living room is bright and welcoming with floor-to-ceiling windows fitted with Hunter Douglas blinds, and a modern-rustic design continues into the dining area, complete with a new chandelier. The kitchen is both timeless and updated, with rich wood cabinetry, black hardware, quartz countertops, a black faucet, stylish backsplash, and all-new appliances (2018).

Three well-designed bedrooms are located on the main level, each with their own charm. The primary bedroom comfortably fits a king-sized bed and features a private two-piece ensuite tucked behind a sliding barn door. The main bathroom has also been refreshed, and all interior doors have been updated to maintain the home's cohesive look.

The fully finished basement offers a welcoming extension of the living space, starting with luxury vinyl plank floors and a custom wet bar. A generous rec room provides the perfect setting for movie nights or game days, warmed by a wood-burning fireplace installed in 2017.

The beautifully renovated three-piece bathroom features a walk-in glass shower and white vanity, while two more spacious bedrooms offer flexibility for guests, family, or hobbies. The laundry room includes a new washer (2024), and major systems like the furnace, hot water tank, and central A/C were all replaced in 2016, with electrical updates completed in 2017.

Turn the key and feel right at homeâ€”Schedule a Tour today.

Built in 1976

## Essential Information

MLS® #

A2223249

Price	\$560,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,228
Acres	0.17
Year Built	1976
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	101 Robin Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2W4

### Amenities

Parking Spaces	5
Parking	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Side By Side, Garage Faces Side, Oversized
# of Garages	2

### Interior

Interior Features	Built-in Features, Chandelier, No Smoking Home, Storage, Vinyl Windows, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Garage Control(s), Gas Range, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Wood Burning
Has Basement	Yes

Basement                      Finished, None

**Exterior**

Exterior Features      Garden, Lighting, Private Yard, Rain Gutters  
Lot Description        Back Lane, Back Yard, Few Trees, Front Yard, Garden, Landscaped,  
                                 Lawn, Private, Views, Corner Lot, Greenbelt, Treed  
Roof                        Asphalt Shingle  
Construction           Vinyl Siding  
Foundation              Poured Concrete

**Additional Information**

Date Listed              May 23rd, 2025  
Days on Market        45  
Zoning                    R1

**Listing Details**

Listing Office            The Agency North Central Alberta

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