

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

MLS® #A2231376

**\$385,000**

4 Bedroom, 3.00 Bathroom, 1,174 sqft

Residential on 0.15 Acres

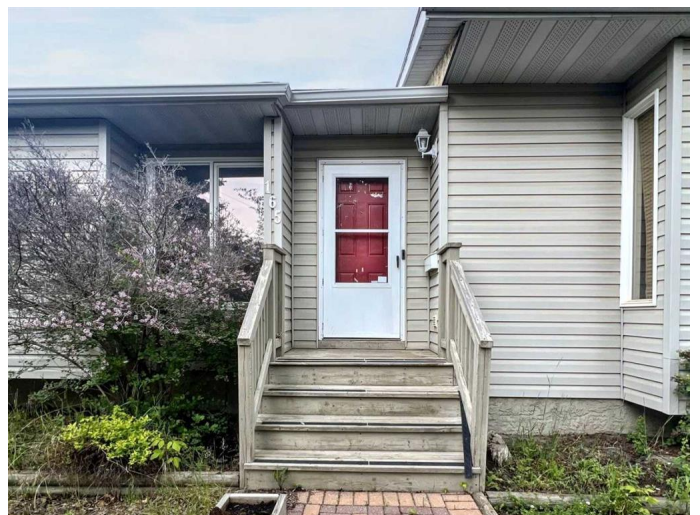
Thickwood, Fort McMurray, Alberta

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
----------	--------------------------------

## Exterior

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

## Additional Information

Date Listed	June 15th, 2025
Days on Market	32
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.