

# \$349,900 - 217 Tamarack Way, Fort McMurray

MLS® #A2238062

**\$349,900**

3 Bedroom, 2.00 Bathroom, 1,215 sqft  
Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

RV PARKING, NO CONDO FEES, HEATED 30'x24' detached garage, freshly painted & Move-In Ready! This fantastic property is brimming with upgrades and ready for you to start your next chapter in style. Enjoy year-round comfort with a new A/C (2017), new furnace (2017), and a new hot water tank (2019). All the appliances have been replaced within the last 5 years, and the home has been painted throughout, giving it a modern feel. Step inside to find vaulted ceilings and laminate flooring that flow through the open-concept living, dining, and kitchen area, perfect for entertaining or simply relaxing with family. The kitchen is a dream for any home cook, featuring plenty of storage in the walk-in pantry and all the prep space you could ask for. Your spacious primary bedroom offers a walk-in closet and a 4-piece ensuite with a jetted tub—your own little retreat at the end of the day. Two more bedrooms and a second full bathroom are tucked away at the back of the home, providing great privacy and flexibility. Outside, the huge, fully landscaped 5,984 sq ft lot provides ample space for play, gardening, or unwinding if you’ve been searching for the ultimate garage, look no further: the HEATED 30'x24' detached garage has space for two full-sized vehicles, all your tools, and comes equipped with 2x 220V outlets for serious projects and hobbies. Located within walking distance to major amenities, schools, and the Centerfire Place (catch an Oil Barons game!), plus grocery



stores, restaurants, and more right at your  
doorstep, this home truly has it all.

Built in 2002

**Essential Information**

MLS® #	A2238062
Price	\$349,900
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,215
Acres	0.14
Year Built	2002
Type	Residential
Sub-Type	Detached
Style	Modular Home
Status	Active

**Community Information**

Address	217 Tamarack Way
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K1A2

**Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Double Garage Detached, Garage Faces Front, Off Street, RV Access/Parking, 220 Volt Wiring, Heated Garage, Insulated
# of Garages	2

**Interior**

Interior Features	See Remarks
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air

Basement	None
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## Exterior

Exterior Features	Other
Lot Description	Back Yard, Corner Lot, Landscaped
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Piling(s)

## Additional Information

Date Listed	July 9th, 2025
Days on Market	2
Zoning	RMH

## Listing Details

Listing Office	RE/MAX Connect
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