

# \$519,000 - 201 Duncan Drive, Fort McMurray

MLS® #A2197606

**\$519,000**

5 Bedroom, 3.00 Bathroom, 1,951 sqft  
Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

Spacious 4-Level Split | 1951 Sq. Ft. | No  
Front or Rear Neighbors!

This bright and inviting 4-level split offers 1951 sq. ft. above grade, 6 bedrooms, and 3 full bathsâ€”perfect for families seeking space and privacy. Situated on a large lot backing onto green space with no neighbors behind or across the street, enjoy peaceful views and direct access to walking and biking trails.

Inside, natural hardwood floors flow through the sunlit living and dining areas. The kitchen is equipped with a gas range, built-in oven, and ample cabinetry, making it perfect for home chefs. The living room is cozy with an updated gas fireplace.

The upper level features 3 spacious bedrooms, including a primary suite with a private ensuite and a cozy gas fireplace, creating the perfect retreat.

The lower levels boast a family room with an electric fireplace and feature wall, plus flexible space for a rec room or home office or 6th bedroom. The basement is host for 2 more sizeable bedrooms, laundry and a storage/utility room.

Outside, enjoy a large patio, fenced yard, detached double garage, and RV parking. Conveniently located near schools, parks, and shopping.



Built in 1978

### Essential Information

MLS® #	A2197606
Price	\$519,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,951
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	201 Duncan Drive
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9K 1C2

### Amenities

Parking Spaces	5
Parking	Double Garage Detached, RV Access/Parking, RV Gated
# of Garages	2

### Interior

Interior Features	Breakfast Bar, Central Vacuum, Crown Molding, Kitchen Island, Open Floorplan, See Remarks, Storage, Sump Pump(s), French Door
Appliances	Central Air Conditioner, Dishwasher, Dryer, Gas Cooktop, Microwave, Oven, Refrigerator, See Remarks, Washer
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	3
Fireplaces	Electric, Gas

Has Basement Yes  
Basement Finished, Full

## Exterior

Exterior Features Fire Pit, Other  
Lot Description Back Yard, Backs on to Park/Green Space, Landscaped, Lawn, No Neighbours Behind, Paved, See Remarks, Street Lighting, Treed, Greenbelt, Other  
Roof Asphalt Shingle  
Construction Mixed  
Foundation Poured Concrete

## Additional Information

Date Listed February 26th, 2025  
Days on Market 14  
Zoning R1

## Listing Details

Listing Office COLDWELL BANKER UNITED

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