

# \$339,900 - 217 Tamarack Way, Fort McMurray

MLS® #A2238062

**\$339,900**

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          | \$339,900    |
| 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, Heated Garage, Insulated, Off Street, 220 Volt Wiring, RV Access/Parking |
| # 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        |

## 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 | 16             |
| Zoning         | RMH            |

## Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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