

**101 Robin Crescent  
Fort McMurray, Alberta**

**MLS # A2223249**



**\$560,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,228 sq.ft.	<b>Age:</b>	1976 (49 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Open		
<b>Lot Size:</b>	0.17 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Garden, Greenbel		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Laminate, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, None	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Chandelier, No Smoking Home, Storage, Vinyl Windows, Wet Bar		

**Inclusions:** BUILT IN SPEAKERS, BUILT IN STORAGE BENCHES, GAZEBO, RECEIVER NEGOTIABLE, CURTAINS NEGOTIABLE, BASEMENT FRIDGE, GARAGE HEATER.

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 home—Schedule a Tour today.