



THE
A-TEAM

**RE/MAX
FIRST**

154 BIRD Crescent, Fort McMurray T9H 4T3

MLS®#: **A2100761**

Area: **Thickwood**

Listing Date: **01/15/24**

List Price: **\$339,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$8k, 14-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1980**
Lot Information
Lot Sz Ar: **4,941 sqft**
Lot Shape:

Finished Floor Area

Abv Sqft: **1,459**
Low Sqft:
Ttl Sqft: **1,459**

DOM

115
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Front Yard,Lawn,Landscaped,Standard Shaped Lot**
Park Feat: **Driveway,Front Drive,Garage Faces Front,Parking Pad,Single Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Garden**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Garage Control(s),Microwave,Refrigerator,Washer/Dryer,Window Coverings**
Int Feat: **Ceiling Fan(s),Laminate Counters,No Animal Home,No Smoking Home,Separate Entrance,Storage,Vinyl Windows,Wet Bar**
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	5`1" x 4`8"
Family Room	Main	13`8" x 10`6"
Living Room	Main	11`1" x 13`8"
Bedroom	Second	11`1" x 10`1"
Bedroom - Primary	Second	11`11" x 16`1"
Other	Basement	5`11" x 6`4"
Den	Basement	14`0" x 9`10"

Room	Level	Dimensions
Dining Room	Main	11`1" x 8`2"
Kitchen	Main	16`9" x 10`4"
4pc Bathroom	Second	5`0" x 8`0"
Bedroom	Second	11`1" x 11`7"
3pc Bathroom	Basement	5`9" x 6`1"
Bedroom	Basement	10`3" x 15`4"
Laundry	Basement	4`5" x 9`1"

Game Room	Basement	16`8" x 9`2"	Furnace/Utility Room	Basement	10`4" x 9`10"
Legal/Tax/Financial					
Title:		Zoning:			
Fee Simple		R1S	Remarks		
Legal Desc:	8120688				
Pub Rmks:					
Inclusions:					
Property Listed By:					

Welcome to 154 Bird Crescent: Nestled in a serene Thickwood neighbourhood, just a stone's throw away from schools, parks, and trails. This charming two-story home boasts a spacious main floor layout, a separate entry basement, an attached garage, and significant updates including a New Furnace (2022) and Updated Shingles (2018). The property also features a generously sized fully fenced backyard adorned with mature landscaping, contributing to the character of a neighborhood where each home exudes personality. The main floor welcomes you with a front office accessible from the front entry, offering its own access to the backyard. The bright kitchen, updated in 2011, showcases ample storage and counter space with light coloured cabinets, a tile backsplash, and bright flooring. The dining room and living room share an open space at the back of the home, overlooking the backyard through oversized windows that allow streaming natural light. Completing the main floor is a convenient two piece powder room for your guests. Heading up into the second floor, you'll find a private setting with three bright and generously sized bedrooms and a four piece bathroom. The lower level of the home, accessible through a separate side entry, presents a versatile space with a wet bar, a bedroom, and a den that could be used as a games room, office, or additional storage. The expansive yard, spanning the 4,941 sq/ft lot, is fully fenced in the back, providing an ideal space for families and children—whether they have two legs or four. The concrete driveway accommodates two vehicles comfortably, in addition to the convenience of the attached garage. With immediate possession available, don't miss the chance to schedule your private tour of this inviting home today.	
Shed.	
The Agency North Central Alberta	

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800







