



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**241 BIRD Crescent, Fort McMurray T9H 4T4**

MLS®#: **A2111997**

Area: **Thickwood**

Listing Date: **03/05/24**

List Price: **\$385,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$15k, 02-Apr**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1980**

Lot Information

Lot Sz Ar:

**4,211 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**944**

Low Sqft:

Ttl Sqft:

**944**

DOM

**60**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

**Back Yard,Front Yard,Lawn,Low Maintenance Landscape,No Neighbours Behind,Landscaped,Street Lighting,See Remarks**

Park Feat:

**Double Garage Detached,Driveway**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Lighting,Other,Private Yard**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Ceramic Tile,Vinyl Plank**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**

Int Feat:

**Laminate Counters,No Smoking Home,See Remarks,Vinyl Windows**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>4`11" x 7`9"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`7" x 12`6"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`6" x 13`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>13`3" x 12`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>10`1" x 10`11"</b>
<b>Storage</b>	<b>Basement</b>	<b>16`1" x 8`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>Bedroom</b>	<b>Main</b>	<b>8`4" x 12`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`1" x 17`2"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>9`6" x 7`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>14`3" x 11`0"</b>
<b>Game Room</b>	<b>Basement</b>	<b>14`8" x 15`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1S**

**8120688**

Remarks

Pub Rmks:

**Welcome to 241 Bird Crescent, where convenience meets comfort in the heart of Thickwood! This beautifully maintained bi-level home boasts numerous updates throughout the years and amenities, making it the perfect choice for any buyer. As you step inside, you'll immediately notice the inviting ambiance of the living room, adorned with vinyl plank flooring throughout. The adjacent kitchen featuring white cabinetry with stylish black hardware, complemented by stainless steel appliances. The upper level offers two spacious bedrooms, including a generously sized primary bedroom, along with a convenient 4 piece main bathroom. On this level you also have access to the backyard complete with pvc decking and access to your heated double garage. Venturing downstairs, you'll discover a large recreation room, ideal for entertaining or relaxing with loved ones. Two additional bedrooms provide ample space for guests or a growing family, while a second 4-piece bathroom, laundry area, and storage space complete the lower level. Outside, the property shines with a heated 26' x 24' (exterior measurments) double detached garage, providing both convenience and security for your vehicles and storage needs. A lengthy driveway offers ample space for parking several vehicles comfortably, providing convenience and easy access to your home. This home also boasts central air conditioning for year-round comfort, along with a newer hot water tank and NEWER SHINGLES installed in 2021, ensuring peace of mind for years to come. Located close to elementary schools, high school, as well as an array of restaurants, amenities, dog parks, fitness facilities, and more, this residence offers the ultimate in convenience and lifestyle. Don't miss your chance to make this your new home sweet home. Call now for your personal showing today!**

Inclusions:  
Property Listed By:

**Fridge, Stove, Dishwasher, Washer, Dryer, Central Air Conditioner, Counter top microwave, (OTR microwave as is, where is)  
COLDWELL BANKER UNITED**

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















