



THE
A-TEAM

**RE/MAX
FIRST**

321 BIRD Crescent, Fort McMurray T9H4T4

MLS® #: **A2119468**

Area: **Thickwood**

Listing Date: **04/08/24**

List Price: **\$414,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$4k, 29-Apr**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1980**
Lot Information
Lot Sz Ar: **4,335 sqft**
Lot Shape: **4335.488**

Finished Floor Area

Abv Sqft: **1,264**
Low Sqft:
Ttl Sqft: **1,264**

DOM

40
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **2 Storey**

Parking

Ttl Park: **4**
Garage Sz:

Access:

Lot Feat: **Back Yard,Cleared,Cul-De-Sac,Few Trees,Garden,Reverse Pie Shaped Lot,Landscaped,Treed**
Park Feat: **Parking Pad,RV Gated**

Utilities and Features

Roof: **Asphalt**
Heating: **Wood Stove**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

Construction: **Concrete,Veneer**
Flooring: **Carpet,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Microwave,Refrigerator,See Remarks,Washer/Dryer**
Int Feat: **No Smoking Home,Pantry,See Remarks,Separate Entrance**
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
2pc Bathroom	Main	16`9" x 13`6"	Dining Room	Main	36`5" x 36`5"
Kitchen	Main	24`3" x 29`6"	Living Room	Main	45`3" x 30`2"
4pc Bathroom	Second	37`1" x 17`5"	Bedroom	Second	37`9" x 32`10"
3pc Bathroom	Lower	22`0" x 15`9"	Bedroom	Lower	34`5" x 44`7"
Game Room	Lower	55`1" x 52`2"	Furnace/Utility Room	Lower	43`8" x 36`1"

Bedroom	Second	44`3" x 34`9"	Bedroom - Primary	Second	44`3" x 44`3"
			Legal/Tax/Financial		
Title:			Zoning:		
Fee Simple			N/A	Remarks	
Legal Desc:	8120688				
Pub Rmks:					
Welcome to 321 Bird Crescent, this home is nestled in a quiet neighbourhood. This home features tons of upgrades and an immaculately kept yard .This home features include new siding, roof, eavestroughs, paint throughout, new doors, light fixtures all new renovate. And New hot water tank, gates on the new fencing. The chef in the house will love these new kitchen cabinets with custom counter tops. With tons of cabinet space and room to put the other food while roasting that turkey. Main floor with ceramic tile and hardwood. . In the upstairs you will find three good sized bedrooms and a main bathroom. The main floor has a spacious living room with tons of light and a functioning wood fireplace and an updated half bathroom. The basement features a living room, a fourth bedroom and the third bathroom. The amazing back oasis is custom built, lots of open space with a hot tub that is surrounded by the deck. There is also a beautiful gazebo. There is an apple tree too . All the gardens and flowers are mature perennial flower gardens. It also includes good storage and a large laundry room. A great location in Thickwood. This is a fantastic starter home.					
Inclusions:					
Fridge Stove Dishwasher Microwave Refrigerator Washer Dryer A/C					
Property Listed By: RE/MAX FORT MCMURRAY					

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









