



THE
A-TEAM

**RE/MAX
FIRST**

185 ERMINE Crescent, Fort McMurray T9H4M7

MLS®#: **A2120041**

Area: **Thickwood**

Listing Date: **04/03/24**

List Price: **\$380,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 10-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1978

Lot Information

Lot Sz Ar:

6,050 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,357

Low Sqft:

Ttl Sqft:

1,357

DOM

46

Layout

Beds:

4 (3 1)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Landscaped,Street Lighting

Additional Parking,Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Lighting,Other**

Construction:

Wood Frame

Flooring:

Carpet,Ceramic Tile,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

See Remarks

Int Feat:

Laminate Counters,See Remarks

Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"
3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Main	11`0" x 10`0"
Kitchen	Main	11`0" x 19`0"
Bedroom - Primary	Main	13`0" x 12`0"
Game Room	Basement	19`0" x 23`0"

Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	11`11" x 9`5"
Dining Room	Main	13`0" x 14`0"
Living Room	Main	12`0" x 15`0"
Bedroom	Basement	12`0" x 13`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

7822691

Zoning:
R1

Remarks

Pub Rmks:

185 Ermine Cres - Your home is located across from green space, walking trails and is situated on a large lot in Thickwood; with lots of parking and a detached double car garage. Inside you are welcomed with a large living room leading to the large kitchen with lots of countertop and cupboard space. The kitchen also looks down into a large living room with massive windows giving an abundance of natural lighting. The main floor also includes 3 large bedrooms one of which is the primary suite with a 3 piece en-suite. The basement is fully developed with a massive rec room area, a large storage room/ office area a 4th bedroom and 3 piece bathroom. The large backyard is landscaped and features a large deck great for entertaining and your 23x23 double detached garage !!!! Don't wait call today to view!!!

Inclusions:
Property Listed By:

**Sold as is where is on possession
COLDWELL BANKER UNITED**

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







