



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**214 BIRD Crescent, Fort McMurray t9h4t3**

MLS®#: **A2120735**

Area: **Thickwood**

Listing Date: **04/05/24**

List Price: **\$439,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1980**

Lot Information

Lot Sz Ar: **4,536 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,287**  
Low Sqft:  
Ttl Sqft: **1,287**

DOM

**41**

Layout

Beds: **5 (3 2 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **7**  
Garage Sz: **2**

Access:

Lot Feat: **Backs on to Park/Green Space,Few Trees,Front Yard**  
Park Feat: **Double Garage Attached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Garden,Lighting,Playground**

Construction: **Concrete,Stucco,Wood Frame**  
Flooring: **Carpet,Ceramic Tile,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Range Hood,Refrigerator,Stove(s),Washer/Dryer,Washer/Dryer Stacked**  
Int Feat: **Built-in Features,Ceiling Fan(s),Closet Organizers,No Smoking Home,Pantry,Separate Entrance,Storage**  
Utilities:

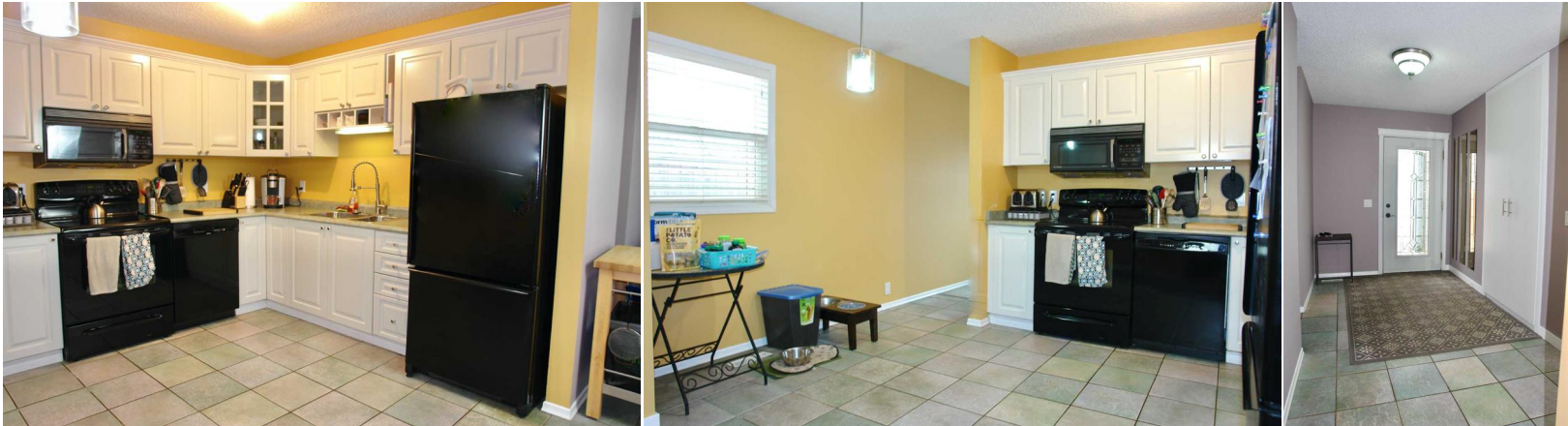
Room Information

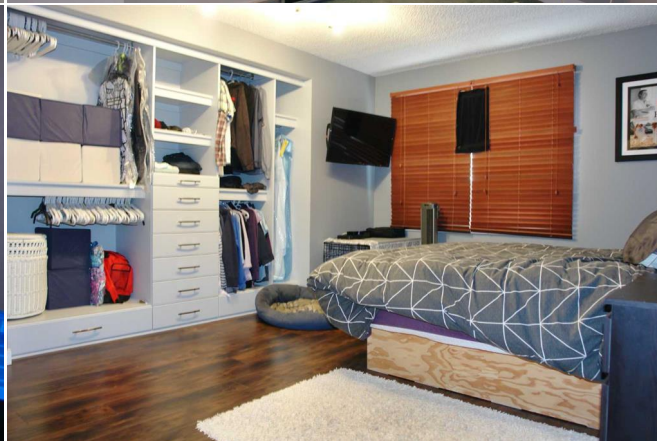
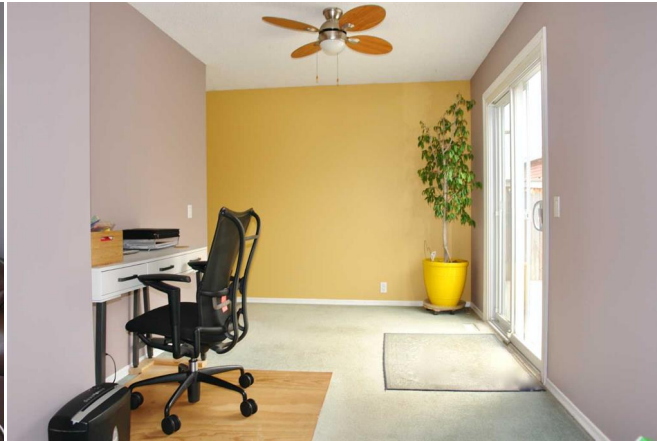
Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	4`7" x 7`10"	4pc Bathroom	Main	8`7" x 5`1"
Bedroom	Main	12`6" x 12`0"	Bedroom	Main	9`0" x 8`10"
Dining Room	Main	12`10" x 8`11"	Foyer	Main	9`5" x 6`9"
Eat in Kitchen	Main	12`7" x 10`8"	Living Room	Main	11`11" x 19`4"
Bedroom - Primary	Main	13`7" x 15`7"	3pc Bathroom	Basement	9`9" x 4`11"
Bedroom	Basement	10`11" x 12`5"	Bedroom	Basement	13`11" x 12`8"
Dining Room	Basement	14`1" x 8`2"	Family Room	Basement	9`2" x 15`7"

Laundry	Basement	9`1" x 12`0"	Kitchen	Basement	10`9" x 9`2"
Laundry	Basement	9`11" x 9`4"	Furnace/Utility Room	Basement	4`11" x 8`10"
Legal/Tax/Financial					

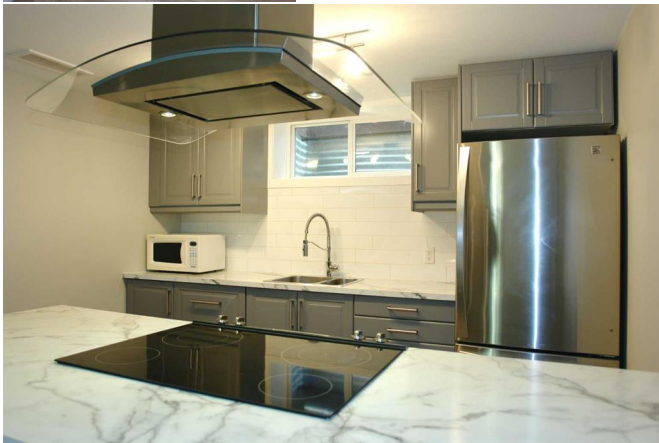
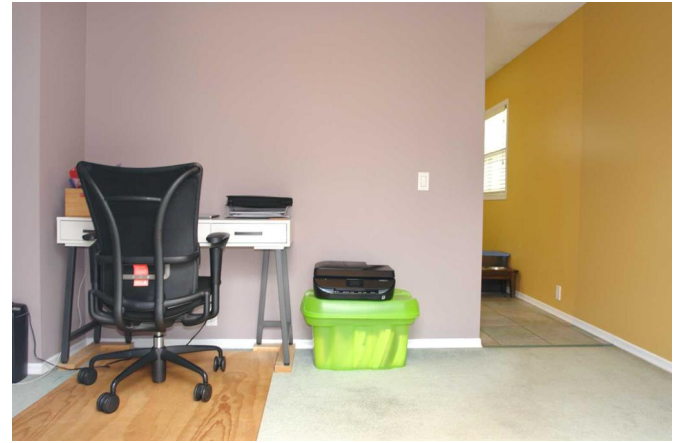
Title:	Zoning:		
Fee Simple	R1S		
Legal Desc:	8120688	Remarks	
Pub Rmks:	<p><b>This hidden gem on Bird Crescent has something for everyone. You walk into a large welcoming foyer, spacious eat in kitchen , large living room , patio doors off the dining room, large primary bedroom with built in closet organizers and 3 pce bath, 2 really good sized bedrooms that will easily accommodate queen sized beds and hall closets with organizers. Downstairs has a beautiful brand new 2 bedroom suite. The kitchen is stunning , large dining area , cozy living room with built in gas fireplace, extra large bedrooms and laundry room with plenty of storage. There is also a second laundry room with plenty of under the stairs storage. This home honestly has a cupboard for everything. The back yard on this home is magical. Theres a 2 tier low maintenance Treks Composite Deck with a heavy duty built in umbrella and under step lighting. Say good-bye to lawn care with the low maintenance synthetic realistic grass, mature shrubs and trees and a gate that leads out to a giant park with kids playground and a basketball court. Theres a heated double garage for all the toys as well. This home is close to public and Catholic schools, shopping, birchwood trails and golf course. The furnace was replaced in 2017 with a new High Efficiency model. This great home in a fabulous location will not last long.</b></p>		
Inclusions:	2 Fridges , 2 stoves, 2 dishwashers, 2 washers , 2 dryers, OTR microwave, furnace in garage, blinds, vent hood in basement. Built in patio umbrella .		
Property Listed By:	RE/MAX FORT MCMURRAY		

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















**Main Floor** Exterior Area 1287.40 sq ft  
Interior Area 1201.66 sq ft



<b>Basement (Below Grade)</b>	Exterior Area 1191.43 sq ft
	Interior Area 1108.20 sq ft

