

**234 BIRD Crescent, Fort McMurray T9H 4T3**

MLS® #: **A2144239**      Area: **Thickwood**      Listing Date: **06/26/24**      List Price: **\$375,000**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$10k, 11-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1980**      Abv Sqft: **1,283**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **4,536 sqft**      Ttl Sqft: **1,283**  
 Lot Shape:

DOM

**82**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **3.0 (3 0)**  
 Style: **Bungalow**

Parking

Ttl Park: **2**  
 Garage Sz:

Access:

Lot Feat: **Interior Lot,Landscaped**  
 Park Feat: **Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**      Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Heating: **Forced Air**      Flooring: **Laminate**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Bar Fridge,Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Ceiling Fan(s),No Animal Home,No Smoking Home,Vinyl Windows**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
3pc Ensuite bath	Main	0`0" x 0`0"	4pc Bathroom	Main	0`0" x 0`0"
Bedroom	Main	9`2" x 9`0"	Bedroom	Main	12`7" x 11`11"
Dining Room	Main	12`5" x 8`8"	Kitchen	Main	12`0" x 10`1"
Living Room	Main	12`4" x 18`10"	Bedroom - Primary	Main	13`3" x 15`4"
4pc Ensuite bath	Basement	0`0" x 0`0"	Bedroom	Basement	8`11" x 11`9"
Bedroom	Basement	11`0" x 18`4"	Kitchen	Basement	8`10" x 8`10"
Game Room	Basement	15`7" x 26`9"	Furnace/Utility Room	Basement	11`11" x 21`9"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**RES**

**8120688**

Remarks

Pub Rmks: **Welcome to 234 Bird Crescent! This 5 bedroom, 3 bathroom Bungalow in the heart of Thickwood offers many upgrades. You will LOVE the custom kitchen with all its built-ins , gas stove, large pull out drawers, TONS of counter space and cabinets plus corner pantry. Dining area also has built-ins with easy access to a fully fenced yard and your very own oasis featuring a hot tub and deck area. The kitchen area feels like an open concept to the spacious living room yet keeping things separate. Master has its own 3 pc ensuite, 2 more main floor bedrooms, full bathroom and a large entry way. Downstairs has a separate entrance way and boasts a mortgage helper. 2 bedrooms, full bathroom, spacious kitchen and the living room has a pellet stove for the chillier nights. New HWT in 2023. Close to schools, shopping, bus stops and trail systems. Don't miss out on this great home- book your showing TODAY!**

Inclusions:  
Property Listed By:

**2 FRIDGES, 2 STOVES, DISHWASHER, MICROWAVE, BAR FRIDGE, WASHER, DRYER, WINDOW COVERINGS, PELLET STOVE DOWNSTAIRS, SHED, HOT TUB, RE/MAX FORT MCMURRAY**

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





