



THE
A-TEAM

**RE/MAX
FIRST**

361 BIRD Crescent, Fort McMurray T9H 4T4

MLS®#: **A2147344** Area: **Thickwood** Listing Date: **07/05/24** List Price: **\$335,000**
 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: **4,222 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,279**
 Low Sqft:
 Ttl Sqft: **1,279**

DOM

138
Layout
 Beds: **3 (2 1)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz: **2**

Access:
 Lot Feat: **Back Lane**
 Park Feat: **Double Garage Detached,Driveway**

Utilities and Features

Roof: **Shingle**
 Heating: **Forced Air,Natural Gas**
 Sewer:
 Ext Feat: **None**

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

Kitchen Appl: **None**
 Int Feat: **Jetted Tub,Separate Entrance**
 Utilities:

Room Information

Room	Level	Dimensions
Bedroom - Primary	Main	13`4" x 20`6"
Kitchen	Main	20`7" x 9`3"
Bedroom	Main	10`7" x 13`2"
Kitchenette	Basement	8`9" x 18`4"
3pc Bathroom	Basement	
Furnace/Utility Room	Basement	13`11" x 23`3"

Room	Level	Dimensions
Living Room	Main	16`2" x 23`2"
Dining Room	Main	9`10" x 7`9"
4pc Bathroom	Main	
Bedroom	Basement	11`5" x 15`10"
Game Room	Basement	21`0" x 17`3"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

8120688

Zoning:
R1S

Remarks

Pub Rmks:

Welcome to 361 Bird Crescent. The exterior of this home boast attractive curb appeal and is surprisingly spacious inside! Located on a quiet street in Thickwood, very close to Westwood High School and Westview Elementary, Ron Morgan Baseball Park, and playgrounds; the location couldn't be any more convenient. With some sweat equity and a keen eye, this property has tons of potential. The upper level offers 2 bedrooms and a full bathroom, a large living room area with a gas fireplace, a spacious kitchen with extended cabinetry into the dining room. The lower level features a SEPARATE BASEMENT ENTRANCE AND KITCHEN, rec room, and another bedroom and and bathroom. There's even a detached double garage and extra driveway parking via alley access, plus a patio to relax and enjoy the outdoors. Property is being sold 'as is where is, no warranties or representations are being made'.

Inclusions:
Property Listed By:

**AS IS WHERE IS
COLDWELL BANKER UNITED**

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







