



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**361 BIRD Crescent, Fort McMurray T9H 4T4**

MLS®#: **A2147344**

Area: **Thickwood**

Listing Date: **07/05/24**

List Price: **\$339,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$9k, 13-Sep**

Association: **Fort McMurray**



General Information

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

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

DOM

**73**  
Layout  
Beds: **3 (2 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Lot Information

Lot Sz Ar: **4,222 sqft**  
Lot Shape:

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

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

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**











