



THE
A-TEAM

**RE/MAX
FIRST**

361 BIRD Crescent, Fort McMurray T9H 4T4

MLS®#: **A2147344**

Area: **Thickwood**

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

List Price: **\$309,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$15k, 11-Dec**

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

169
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	43`9" x 67`3"
Kitchen	Main	67`6" x 30`4"
Bedroom	Main	34`9" x 43`3"
Kitchenette	Basement	28`9" x 60`2"
3pc Bathroom	Basement	
Furnace/Utility Room	Basement	45`8" x 76`3"

Room	Level	Dimensions
Living Room	Main	53`1" x 76`0"
Dining Room	Main	32`3" x 25`5"
4pc Bathroom	Main	
Bedroom	Basement	37`6" x 51`11"
Game Room	Basement	68`11" x 56`7"

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







