



THE
A-TEAM

**RE/MAX
FIRST**

225 ERMINE Crescent, Fort McMurray T9H 4M7

MLS® #: **A2150420**

Area: **Thickwood**

Listing Date: **07/25/24**

List Price: **\$349,700**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 30-Aug**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1978**

Finished Floor Area
Abv Sqft: **1,183**
Low Sqft:
Ttl Sqft: **1,183**

Lot Information

Lot Sz Ar: **6,579 sqft**
Lot Shape:

DOM

53
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bi-Level**

Access:

Lot Feat: **Lawn**
Park Feat: **Double Garage Detached,Off Street,Parking Pad**

Parking

Ttl Park: **4**
Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **See Remarks**
Int Feat: **See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	
Dining Room	Main	9`10" x 10`11"
Bedroom	Main	11`11" x 9`0"
Bedroom	Main	12`0" x 9`11"
Bedroom	Basement	11`3" x 10`1"

Room	Level	Dimensions
3pc Bathroom	Basement	
Living Room	Main	14`1" x 15`5"
Bedroom - Primary	Main	11`5" x 13`6"
Bedroom	Basement	13`9" x 10`6"
Game Room	Basement	23`11" x 17`11"

