

## 225 ERMINE Crescent, Fort McMurray T9H 4M7

A2150420 **Thickwood** Listing 07/25/24 List Price: \$349,700 MLS®#: Area:

Status: Active County: **Wood Buffalo** Change: -\$20k, 30-Aug Association: Fort McMurray

Date:



**General Information** 

Residential Prop Type: Sub Type: Detached

City/Town: Fort McMurray Year Built: 1978

Lot Sz Ar: 6,579 sqft

Abv Saft: 1,183 DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

5 (3 2 )

2.0 (2 0)

**Bi-Level** 

4

2

53

Low Sqft: Ttl Sqft: 1,183

Finished Floor Area

Access:

Lot Feat: Lawn

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

## 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

<u>Room</u> <u>Level</u> **Dimensions** Room <u>Level</u> **Dimensions** 4pc Bathroom Main 3pc Bathroom **Basement Dining Room** Main 9`10" x 10`11" Main 14`1" x 15`5" **Living Room Bedroom** Main 11`11" x 9`0" **Bedroom - Primary** Main 11`5" x 13`6" 12`0" x 9`11" **Bedroom Bedroom** Main Basement 13`9" x 10`6" **Bedroom Basement** 11`3" x 10`1" **Game Room Basement** 23`11" x 17`11"

## Legal/Tax/Financial

Title: Zoning: Fee Simple R1

Legal Desc: **7822691** 

Remarks

Pub Rmks:

Located on a quiet street in Thickwood close to schools, greenbelt, sports fields, parks, Thickwood Arena, Westwood high school, shopping, grocery stores & many other amenities. The main floor offers, 3 bedrooms and 2 full bathrooms including a 3 PC ensuite bathroom. Downstairs you'll find 2 more bedrooms and an oversized rec room with gas fireplace and wet bar. This property has a double detached garage and a long concrete driveway for plenty of parking. SOLD AS IS

WHERE IS!

Inclusions: SOLD AS IS WHERE IS
Property Listed By: RE/MAX FORT MCMURRAY

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