



THE
A-TEAM

**RE/MAX
FIRST**

328 ERMINE Crescent, Fort McMurray T9H 4M6

MLS®#: **A2151591**

Area: **Thickwood**

Listing Date: **07/23/24**

List Price: **\$699,999**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1979**
Lot Information
Lot Sz Ar: **6,832 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **2,016**
Low Sqft:
Ttl Sqft: **2,016**

DOM

55
Layout
Beds: **6 (4 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Backs on to Park/Green Space,Garden,Greenbelt,Landscaped,Many Trees,Underground Sprinklers,Treed**
Park Feat: **Concrete Driveway,Double Garage Attached,Garage Door Opener,Garage Faces Front,Heated Garage,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Fireplace(s),Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Garden,Lighting**

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

Kitchen Appl: **Built-In Oven,Central Air Conditioner,Dishwasher,Electric Cooktop,Garage Control(s),Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Bookcases,Built-in Features,Closet Organizers,High Ceilings,Kitchen Island,Quartz Counters,Separate Entrance,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Ensuite bath	Main	10`6" x 8`5"
Living Room	Main	22`3" x 14`1"
Bedroom	Main	12`4" x 9`10"
Dining Room	Main	11`2" x 10`10"
Office	Main	10`9" x 9`9"
Storage	Second	10`3" x 10`1"
Kitchen	Basement	13`4" x 10`3"

Room	Level	Dimensions
Bedroom - Primary	Main	14`4" x 13`7"
4pc Bathroom	Main	7`8" x 7`3"
Bedroom	Main	12`5" x 9`11"
Kitchen	Main	21`2" x 14`0"
Bedroom	Second	20`10" x 15`8"
4pc Bathroom	Basement	10`11" x 7`10"
Bedroom	Basement	14`6" x 9`1"

