



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 BIRD Crescent, Fort McMurray T9H 4T1**

MLS®#: **A2155725**      Area: **Thickwood**      Listing **08/05/24**      List Price: **\$389,900**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **-\$10k, 09-Sep**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **4,516 sqft**  
 Lot Shape:  
 Access:  
 Lot Feat: **Back Lane,Back Yard,Corner Lot**  
 Park Feat: **Double Garage Detached,Off Street,Parking Pad**

Finished Floor Area  
 Abv Sqft: **1,200**  
 Low Sqft:  
 Ttl Sqft: **1,200**

DOM

**44**  
Layout  
 Beds: **4 (3 1 )**  
 Baths: **2.0 (2 0)**  
 Style: **4 Level Split**  
Parking  
 Ttl Park: **4**  
 Garage Sz: **2**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**  
 Construction: **Metal Siding**  
 Flooring: **Ceramic Tile,Laminate**  
 Water Source:  
 Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Dishwasher,Microwave Hood Fan,Range,Refrigerator,Stove(s),Washer/Dryer**  
 Int Feat: **Jetted Tub,Storage**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
<b>Kitchen With Eating Area</b>	<b>Main</b>	<b>16`4" x 10`1"</b>	<b>Living Room</b>	<b>Main</b>	<b>22`2" x 11`8"</b>
<b>3pc Bathroom</b>	<b>Second</b>	<b>4`11" x 11`5"</b>	<b>Bedroom</b>	<b>Second</b>	<b>12`0" x 13`4"</b>
<b>Bedroom</b>	<b>Second</b>	<b>8`5" x 9`10"</b>	<b>Bedroom - Primary</b>	<b>Second</b>	<b>12`0" x 15`1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>4`11" x 10`9"</b>	<b>Bedroom</b>	<b>Basement</b>	<b>10`8" x 13`5"</b>
<b>Furnace/Utility Room</b>	<b>Lower</b>	<b>9`1" x 10`9"</b>	<b>Game Room</b>	<b>Lower</b>	<b>27`8" x 20`8"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8120688**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Welcome to this charming 5-bedroom split-level home in the desirable Thickwood neighborhood! This spacious 1200 sqft residence boasts a detached garage and side parking, a private yard, and sits on a coveted corner lot. Enjoy the convenience of being close to parks and schools, perfect for families. The home features two full bathrooms and is carpet-free thru out the whole home. Boasts a large living room and tons of space for family and friends. Don't miss the opportunity to own this beautiful home in a prime location! call today for your own person showing.**

Inclusions:  
Property Listed By:

**FRIDGE/STOVE /WASHER/DRYER/MICROWAVE HOOD/DISHWASHER  
EXP REALTY**

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







