



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**332 ERMINE Crescent, Fort McMurray T9H 4M6**

MLS®#: **A2173379**

Area: **Thickwood**

Listing Date: **10/19/24**

List Price: **\$490,000**

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**

Finished Floor Area  
Abv Sqft: **1,317**  
Low Sqft:  
Ttl Sqft: **1,317**

DOM

**4**  
Layout  
Beds: **4 (2 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bi-Level**

Lot Information

Lot Sz Ar: **8,432 sqft**  
Lot Shape:

Parking

Ttl Park: **8**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space,Front Yard,Lawn,Garden,Greenbelt,No Neighbours Behind,Landscaped,Many Trees,Treed,Views**

Park Feat:

**Concrete Driveway,Double Garage Detached,Driveway,Front Drive,Garage Door Opener,Garage Faces Front,Parking Pad,Paved,RV Access/Parking,Side By Side,Tandem**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Garden,Lighting,Private Yard,Rain Gutters**

Construction: **Stucco**  
Flooring: **Laminate**  
Water Source:  
Fnd/Bsmt:  
**See Remarks**

Kitchen Appl: **Dishwasher,Microwave,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **Dry Bar,Laminate Counters,No Animal Home,No Smoking Home**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Ensuite bath	Main	5`2" x 5`5"
Bedroom	Main	12`6" x 20`7"
Dining Room	Main	12`4" x 10`8"
Kitchen	Main	12`1" x 8`5"
Bedroom - Primary	Main	12`1" x 12`0"
Other	Basement	7`2" x 8`4"
Bedroom	Basement	12`4" x 9`9"

Room	Level	Dimensions
4pc Bathroom	Main	7`8" x 5`5"
Breakfast Nook	Main	8`6" x 6`8"
Foyer	Main	6`3" x 10`0"
Living Room	Main	14`11" x 16`4"
4pc Ensuite bath	Basement	7`9" x 8`10"
Bedroom	Basement	12`5" x 9`4"
Game Room	Basement	26`11" x 18`11"

Furnace/Utility Room

Basement

13`5" x 17`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**7822691**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome to 332 Ermine Crescent: Nestled on a stunning 8,432 sq/ft lot backing onto picturesque trees, this charming detached home offers a serene and peaceful setting. With new shingles (2024), a new furnace (2023), and fresh paint throughout, this well-maintained property also features a six-car driveway and an oversized 22x24 detached garage, providing ample parking and storage space. Lovingly cared for by the same owner for over 30 years, this home showcases true pride of ownership. Upon entering, you're greeted by a bright living room with floor-to-ceiling windows and a cozy wood-burning fireplace. The laminate floors flow into the dining room, creating an inviting space for family meals. The functional kitchen, accessible from both the living and dining rooms, includes all major appliances: fridge, stove, dishwasher, and microwave along with an update faucet and room for a breakfast table. The main level hosts a four-piece bathroom, a spacious primary bedroom with a private two-piece ensuite, and an oversized second bedroom, which was previously two smaller bedrooms combined for enhanced functionality with direct access to the back deck. Closet doors has been updated throughout the main level and the base baords have all been freshly stained. Downstairs, the lower level features a large recreation room with new flooring and a bar, perfect for entertaining. There's also a refreshed four-piece bathroom with a new toilet and flooring, as well as two additional bedrooms. The lower level benefits from oversized windows, bringing in plenty of natural light, creating a bright and airy atmosphere. The laundry and utility room, along with extra storage space under the stairs, complete the lower level. Outside, the back deck offers a perfect spot to unwind and take in the tranquil views of the surrounding green space. With trails and walking paths nearby, this highly sought-after neighbourhood provides the perfect balance of outdoor beauty and quiet living. Schedule your private tour today.**

Inclusions:  
Property Listed By:

**POOL TABLE**  
**The Agency North Central Alberta**

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

















