



THE
A-TEAM

**RE/MAX
FIRST**

149 ERMINE Crescent, Fort McMurray T9H 4M7

MLS® #: **A2192279** Area: **Thickwood** Listing Date: **02/06/25** List Price: **\$465,000**
 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**
Lot Information
 Lot Sz Ar: **8,379 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,108**
 Low Sqft:
 Ttl Sqft: **1,108**

DOM

15
Layout
 Beds: **3 (2 1)**
 Baths: **2.5 (2 1)**
 Style: **Bungalow**

Parking

Ttl Park: **4**
 Garage Sz:

Access:
 Lot Feat: **Private**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
 Heating: **Forced Air**
 Sewer:
 Ext Feat: **Fire Pit,Private Yard,Storage**

Construction: **Concrete,Vinyl Siding**
 Flooring: **Vinyl Plank**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Stove,Refrigerator,Washer/Dryer**
 Int Feat: **Bar,No Smoking Home,Open Floorplan,Pantry,Walk-In Closet(s)**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
2pc Ensuite bath	Main	3`1" x 5`10"	4pc Bathroom	Main	9`10" x 5`0"
Bedroom	Main	13`3" x 10`2"	Kitchen	Main	13`10" x 17`3"
Living Room	Main	11`9" x 21`8"	Mud Room	Main	9`10" x 6`4"
Bedroom - Primary	Main	13`5" x 16`9"	3pc Bathroom	Basement	8`10" x 7`2"
Bedroom	Basement	12`8" x 11`0"	Office	Basement	9`9" x 12`3"
Game Room	Basement	13`2" x 25`7"	Storage	Basement	8`10" x 5`11"
Furnace/Utility Room	Basement	12`8" x 13`0"			

Title:
Fee Simple
Legal Desc:

Zoning:
R1

7822691

Remarks

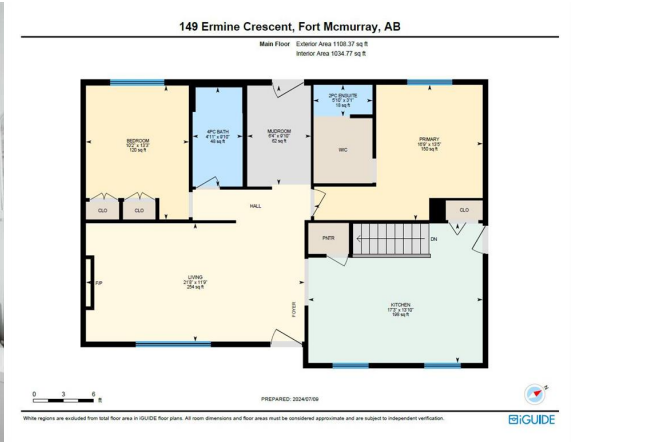
Pub Rmks: **Welcome to this beautifully renovated bungalow, perfectly situated on an expansive 8,300+ SQFT lot tucked away in a quiet Thickwood neighborhood. This charming overlooks a serene treed greenbelt and offers direct access to the Birchwood Trails, making it a nature lover's dream! The beautifully designed mudroom offers sleek white cabinetry with ample storage, including spacious upper cabinets and convenient lower drawers, perfect for keeping your belongings organized. A stunning natural wood bench with a live edge adds both functionality and a touch of rustic charm, offering a comfortable spot to sit while putting on or taking off shoes. Enjoy the all new spacious kitchen with tastefully designed two tone cabinets, offering abundant cupboard and counter space, a pantry, and modern amenities such as a gas stove, pot filler, and a convenient pull-out drawer for garbage & another pull out for spices. The large living room is flooded with natural light, creating a warm and inviting atmosphere. On the main level you will find two more bedrooms, the primary with walk in closet and two piece ensuite. Another great sized bedroom, and a full bathroom. The entire main level boasts new flooring, creating a contemporary feel throughout. The fully finished basement offers additional living space, including a rec room, perfect for entertainment or relaxation, a full bathroom, a laundry room complete with a laundry sink, and two additional rooms. There is plenty of parking space, including a detached heated garage. The huge, fully fenced backyard is a private oasis featuring mature trees, a large deck, a fire pit, and a spacious garden. It's perfect for outdoor entertaining or simply relaxing in your own slice of paradise. Additional highlights include a brand new roof (2024), new trim and stone (2023), new air conditioning (2022), a new humidifier (2024) and the list continues, with great curb appeal that makes a lasting first impression. Don't miss out on this incredible opportunity to own a newly renovated home in a prime location. Schedule your viewing today!**

Inclusions: **Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer**
Property Listed By: **EXP REALTY**

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









149 Ermine Crescent, Fort McMurray, AB

Basement (Below Grade) Exterior Area 102.81 sq ft Interior Area 100.06 sq ft



White regions are excluded from total floor area in GUIDE floor plans. All room dimensions and floor areas must be considered approximate and are subject to independent verification. PREPARED: 2024/07/08

