



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**165 BIRD Crescent, Fort McMurray T9H 4T4**

MLS® #: **A2198084**      Area: **Thickwood**      Listing Date: **02/28/25**      List Price: **\$485,000**  
 Status: **Pending**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**  
 Year Built: **1980**  
Lot Information  
 Lot Sz Ar: **4,840 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **943**  
 Low Sqft:  
 Ttl Sqft: **943**

DOM

**8**  
Layout  
 Beds: **4 (2 2 )**  
 Baths: **2.0 (2 0)**  
 Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Lane,Back Yard,Corner Lot,Front Yard**  
 Park Feat: **Alley Access,Double Garage Detached,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer**  
 Int Feat: **Kitchen Island,No Smoking Home,Quartz Counters**  
 Utilities:

Room Information

Room	Level	Dimensions
<b>Living Room</b>	<b>Main</b>	<b>15`5" x 10`3"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>5`0" x 7`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`6" x 12`9"</b>
<b>Dining Room</b>	<b>Main</b>	<b>15`5" x 6`11"</b>
<b>Bedroom - Primary</b>	<b>Basement</b>	<b>14`6" x 14`7"</b>

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>15`0" x 13`1"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>5`0" x 7`8"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`8" x 13`6"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 12`3"</b>
<b>Game Room</b>	<b>Basement</b>	<b>17`8" x 16`7"</b>

Legal/Tax/Financial

Title: **Fee Simple**  
 Legal Desc: **8120688**

Zoning: **R1S**

Remarks

Pub Rmks: **Welcome to the diamond of Thickwood - 165 Bird Crescent! This beautifully renovated 4-bedroom, 2-bathroom bungalow has been transformed from top to bottom, featuring luxury vinyl plank flooring, updated appliances, and a newly renovated kitchen, bathrooms, basement, and ceilings. The home offers exceptional convenience with alley access to a double heated garage and a concrete double pad, providing ample space for 2 trucks or an RV. The backyard is a true gem, featuring a stylish interlocking stone pathway and plenty of room for children to play and pets to roam. A charming deck off the back entry invites you to relax and entertain while enjoying the sunny days. The front yard boasts excellent curb appeal with a lovely tree and a neat floral garden. Located in the highly desirable, family-friendly Bird Crescent neighborhood, this home is close to a newly reconstructed kids' park complete with a basketball court, mature trees, a hill for children to enjoy, and play structures. Ideally situated, 165 Bird Crescent is just a short distance from 3 Thickwood schools, including Westwood and St. Gabriel's School, as well as major ball diamonds and the old YMCA. This location offers a quiet atmosphere with easy access to everything you need. This home is truly a must-see! It's even more beautiful than the photos, sparkling clean, and full of pride of ownership. Don't miss the opportunity to make this your new home - book your showing today!**

Inclusions: **Furniture negotiable**  
Property Listed By: **People 1st Realty**

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









