



THE
A-TEAM

**RE/MAX
FIRST**

229 ERMINE Crescent, Fort McMurray T9H 4M7

MLS® #: **A2206775**

Area: **Thickwood**

Listing Date: **03/28/25**

List Price: **\$479,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1981

Lot Information

Lot Sz Ar:

6,878 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,774

Low Sqft:

Ttl Sqft:

1,774

DOM

64

Layout

Beds:

4 (4)

Baths:

2.5 (2 1)

Style:

4 Level Split

Parking

Ttl Park:

6

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Front Yard,Gentle Sloping,Greenbelt,Landscaped,Pie Shaped Lot,Private Double Garage Detached,Parking Pad

Utilities and Features

Roof:

Asphalt

Heating:

Fireplace(s),Forced Air,Natural Gas

Sewer:

Ext Feat:

Fire Pit,Garden,Lighting,Private Yard,Rain Barrel/Cistern(s),Storage

Construction:

Brick,Concrete,Manufactured Floor Joist,Shingle Siding,Vinyl Siding,Wood Frame

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Int Feat:

Utilities:

Dishwasher,Dryer,Electric Range,Garage Control(s),Garburator,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer/Dryer,Window Coverings Ceiling Fan(s),No Animal Home,No Smoking Home,Pantry,Soaking Tub,Storage,Vinyl Windows

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u> Legal/Tax/Financial	<u>Level</u>	<u>Dimensions</u>
Title: Fee Simple		Zoning: R1			
Legal Desc:		7822691			
			Remarks		
Pub Rmks:		For more information, please click Brochure button. This beautifully designed home offers a spacious and functional layout, featuring four bedrooms, an office, and 2.5 bathrooms—perfect for a growing family. Thoughtfully designed for comfortable everyday living, it provides ample space to create lasting memories. The property includes a 24x20 garage heated by a wood stove, two storage sheds, a generously sized fenced backyard, and a custom-built hot tub room for ultimate relaxation. Permanent soffit LED lighting adds both style and convenience. Situated on a quiet street facing the greenbelt, this home is just minutes from schools, playgrounds, and shopping. With plenty of onsite and street parking, it’s an ideal place to call home.			
Inclusions:		Beachcomber Hot Tub			
Property Listed By:		Easy List Realty			

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









