



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2207184**

Area: **Thickwood**

Listing Date: **04/01/25**

List Price: **\$429,900**

Status: **Active**

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:

**4,277 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,160**

Low Sqft:

Ttl Sqft:

**1,160**

DOM

**17**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow-Villa**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Yard,Landscaped**

**Alley Access,Double Garage Detached,Driveway,Garage Door Opener,Garage Faces Rear,Heated Garage,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **BBQ gas line**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Gas Cooktop,Microwave,Oven-Built-In,Range Hood,Refrigerator,Washer/Dryer**  
Int Feat: **Dry Bar**  
Utilities:

Room Information

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>7`4" x 4`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 9`3"</b>
<b>Living Room</b>	<b>Main</b>	<b>25`5" x 23`7"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>12`0" x 7`2"</b>
<b>Laundry</b>	<b>Basement</b>	<b>7`2" x 7`2"</b>
<b>Game Room</b>	<b>Basement</b>	<b>31`8" x 21`11"</b>

Room	Level	Dimensions
<b>Bedroom</b>	<b>Main</b>	<b>13`0" x 8`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>15`3" x 12`2"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>15`2" x 11`6"</b>
<b>Office</b>	<b>Basement</b>	<b>7`4" x 6`5"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>21`11" x 9`11"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**8120688**

Zoning:  
**R1S**

Remarks

Pub Rmks:

**Step into this charming and beautifully updated 4-bedroom, 2-bathroom home, which is just waiting to welcome its next happy homeowners! Freshly painted on the main level and featuring brand-new flooring, this bright and cheerful space is move-in-ready and full of potential. Enjoy cozy evenings in the spacious basement family room, complete with a warm and inviting gas fireplace - perfect for movie nights or game-day gatherings. Outside, you'll find a detached heated garage, RV parking, and a front driveway, providing ample space for your vehicles, toys, or weekend projects. The shingles were replaced in 2015, providing you with peace of mind and one less thing to worry about. But what truly sets this home apart is the incredible location. Nestled in a family-friendly neighborhood, you're just a short stroll away from schools, shopping, hiking trails, and parks - everything you need for a balanced and active lifestyle. Whether you're upsizing, downsizing, or just-right sizing, 145 Bird Crescent is the perfect place to land. Come see it for yourself - your new adventure starts here!**

Inclusions:  
Property Listed By:

**Fridge, gas cooktop, built-in oven, dishwasher, hood fan, microwave, washer and dryer, garage heater, garage opener  
RE/MAX Connect**

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















