



THE
A-TEAM

**RE/MAX
FIRST**

237 ERMINE Crescent, Fort McMurray t9h4m7

MLS® #: **A2209210**

Area: **Thickwood**

Listing Date: **04/07/25**

List Price: **\$524,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 29-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1978

Lot Information

Finished Floor Area

Lot Sz Ar:

6,630 sqft

Lot Shape:

Abv Sqft:

1,449

Low Sqft:

Ttl Sqft:

1,449

DOM

54

Layout

Beds:

6 (3 3)

Baths:

2.5 (2 1)

Style:

2 Storey

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Microwave Hood Fan,Refrigerator,Stove(s),Washer/Dryer,Window Coverings

Int Feat:

High Ceilings

Utilities:

Room Information

| Room | Level | Dimensions |
|-------------------|----------|---------------|
| Dining Room | Main | 12`5" x 8`1" |
| Kitchen | Main | 12`9" x 17`7" |
| 2pc Ensuite bath | Second | 4`8" x 5`0" |
| Bedroom | Second | 7`10" x 12`0" |
| Bedroom - Primary | Second | 12`6" x 14`4" |
| Bedroom | Basement | 11`1" x 11`0" |
| Bedroom | Lower | 11`6" x 7`8" |

| Room | Level | Dimensions |
|--------------|----------|---------------|
| Foyer | Main | 7`7" x 9`2" |
| Living Room | Main | 23`0" x 12`9" |
| 4pc Bathroom | Second | 7`6" x 5`0" |
| Bedroom | Second | 11`2" x 11`0" |
| 4pc Bathroom | Basement | 8`3" x 5`2" |
| Game Room | Basement | 12`9" x 23`2" |
| Bedroom | Lower | 11`9" x 11`3" |

| | | | | | |
|----------------------|-------|---------------|---------------------|-------|---------------|
| Kitchen | Lower | 7`2" x 10`10" | Storage | Lower | 3`7" x 4`6" |
| Storage | Lower | 8`2" x 3`7" | Storage | Lower | 11`7" x 10`9" |
| Furnace/Utility Room | Lower | 11`2" x 10`7" | Legal/Tax/Financial | | |

| | | | | | |
|-------------|---------|---------|--|--|--|
| Title: | Zoning: | | | | |
| Fee Simple | R1 | | | | |
| Legal Desc: | 7822691 | Remarks | | | |

| | | | | | |
|---------------------|--|--|--|--|--|
| Pub Rmks: | <p>Welcome to this spacious 6-bedroom family home in the highly sought-after Thickwood neighborhood—perfectly situated near schools, shopping, parks, and walking trails for ultimate convenience!The moment you enter, you're greeted by warm hardwood floors (2016) that flow throughout the main level. The heart of the home is an inviting living room, where a crackling wood-burning fireplace is amazing for cozy evenings. while this white kitchen ample counter space and cabinetry, ideal for both everyday meals and entertaining. Upstairs you have 3 nice size bedrooms perfect for a growing family. This home is much larger than you think. Being a split level home you have over 2500 sqft of living space. lower level offers a additional 3 bedrooms and a over sized REC room that could easily transform into a home theatre, game room, or fitness space. Outdoor Living at Its Finest. Step outside to your own private paradise: • A spacious deck for summer barbecues • A soothing hot tub • A fully fenced yard with room to play • practical 21.5' x 15.5' detached garage for vehicles and storage. Peace of Mind Updates New siding, roof, and attic insulation (2016) Hot water tank (2020) • Fresh carpeting (2016) Located moments from top-rated schools, shopping centers, and scenic trails, this home offers the perfect balance of tranquility and convenience. Whether you're raising a family or simply appreciate a well-connected neighbourhood, this location delivers. Contact today to experience 237 Ermine Crescent for yourself.</p> | | | | |
| Inclusions: | willing to neg some furniture | | | | |
| Property Listed By: | EXP REALTY | | | | |

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









