



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**128 ERMINE Crescent, Fort McMurray T9H 4M6**

MLS® #: **A2214423**

Area: **Thickwood**

Listing Date: **04/23/25**

List Price: **\$429,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 18-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1979**

Lot Information

Lot Sz Ar:

**6,049 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,062**

Low Sqft:

Ttl Sqft:

**1,062**

DOM

**79**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.0 (2 0)**

Style:

**Bi-Level**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Backs on to Park/Green Space,Garden,Greenbelt,Landscaped,Views**

**Attached Carport,Double Garage Detached,Heated Garage,Insulated,RV Access/Parking**

Utilities and Features

Roof:

**Asphalt Shingle**

Heating:

**Fireplace(s),Forced Air,Natural Gas**

Sewer:

Ext Feat:

**Garden,Private Yard,RV Hookup**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Ceramic Tile,Laminate,Vinyl,Wood**

Water Source:

Fnd/Bsmt:

**Wood**

Kitchen Appl:

**Dishwasher,Electric Oven,Microwave,Stove(s),Washer,Washer/Dryer**

Int Feat:

**Kitchen Island,Laminate Counters,Separate Entrance,Soaking Tub**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Legal Desc:

**7822691**

Zoning:

**-**

Remarks

Pub Rmks:

**Welcome to 128 Ermine Crescent, Where Absolute Serenity Meets everyday Convenience! Nestled on a spacious 6,050 sq ft greenbelt lot backing directly onto the**

**brehtaking Birchwood Trails, this home offers the peaceful lifestyle you've been dreaming of. Located in the highly sought-after neighborhood of Thickwood, this property is ideal for families, nature lovers, and anyone looking for a blend of privacy and accessibility. This charming bungalow features 4 spacious bedrooms and 2 fully upgraded bathrooms, offering plenty of room for the growing family. The main floor boasts beautiful wood flooring throughout, a bright and open retro-style kitchen with a huge island, and a cozy wood-burning fireplace perfect for chilly evenings. The primary bedroom offers direct access to the back deck and panoramic greenbelt views. Downstairs, the fully developed basement includes a massive rec room, a full second kitchen, a wood stove, a renovated bathroom, a den, and a separate walkout entrance leading to a concrete patio—ideal for extended family, guests, or potential rental income. This home also offers a heated double detached garage, RV parking, and a huge carport, providing ample space for all your vehicles and toys. Outside, enjoy your private backyard oasis complete with a fire pit, garden area, newer fencing, and unbeatable views. The 84 ft driveway can easily accommodate up to 6 vehicles, making it perfect for families with multiple cars or hosting guests. Plus, you're just minutes from top-rated schools, bus stops, the dog park, and all the amenities at Stone Creek Landing. Don't miss this rare opportunity to own a true greenbelt gem in one of Fort McMurray's most desirable areas!**

Inclusions:  
Property Listed By:

**2 Fridges, Dishwasher, 2 Stoves , 2 Microwave, 2 Washer, 2 Dryer  
RE/MAX Connect**

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















