



THE
A-TEAM

**RE/MAX
FIRST**

234 BIRD Crescent, Fort McMurray T9H 4T3

MLS®#: **A2218924**

Area: **Thickwood**

Listing Date: **05/09/25**

List Price: **\$385,000**

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:

4,536 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,286

Low Sqft:

Ttl Sqft:

1,286

DOM

5

Layout

Beds:

5 (3 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Yard,Standard Shaped Lot
Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **BBQ gas line**

Construction:

Vinyl Siding

Flooring:

Laminate,Linoleum

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Crown Molding,Laminate Counters,Separate Entrance

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

8120688

Zoning:

R1S

Remarks

Pub Rmks:

Welcome to 234 Bird Crescent, a lovingly maintained five-bedroom bungalow that has been cared for by the same owners for over 24 years. Boasting pride of

ownership throughout, this turnkey home features warm, neutral finishes, a versatile basement with a full kitchen and separate entrance, a landscaped backyard complete with a hot tub, and a peaceful location on a quiet street with no through traffic—just steps from schools and walking paths. A long driveway provides parking for up to four vehicles, with plenty of space for your camper or recreational toys. Inside, you're greeted by a generous entryway that opens into a bright and spacious living room, seamlessly connected to the dining area and kitchen beyond. The kitchen, updated in 2013, offers abundant storage with cabinets that extend to the ceiling, a large corner pantry, and extensive counter space. Stainless steel appliances, including a gas stove, are all in pristine condition, making this kitchen as functional as it is welcoming. Down the hallway, you'll find an updated four-piece bathroom followed by two well-proportioned bedrooms. The primary suite sits at the end of the hall, offering ample space for a king-sized bed, a large closet, and a private three-piece ensuite. With no carpet anywhere on the main level, the entire space feels warm, clean, and inviting. The basement is a standout feature of this home, offering a separate entrance that leads to a fully developed lower level—ideal for multi-generational living or extra income. A large utility room at the base of the stairs houses the laundry area and offers additional storage, along with a new 50-gallon hot water tank installed in 2020. The spacious basement includes a full kitchen, a cozy living area warmed by a pellet stove for efficient year-round comfort, two additional bedrooms, and another four-piece bathroom. Most of the furniture in the basement can stay, making it ready for immediate use. Step outside into a backyard designed for relaxation and entertaining. Enjoy sunny afternoons on the large deck, unwind in the hot tub, or fire up the grill with a convenient gas line already in place. The fully fenced yard is perfect for pets, children, and private gatherings alike. With its functional layout, immaculate condition, and unbeatable location, 234 Bird Crescent offers everything you need in a forever home. Schedule your private tour today.

Inclusions:
Property Listed By:

Fridge x2, stove x2, microwave x2, shed, hot tub, mini fridge, basement furniture.
The Agency North Central Alberta

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











