



THE
A-TEAM

**RE/MAX
FIRST**

185 BIRD Crescent, Fort McMurray T9H4T4

MLS® #: **A2221735**

Area: **Thickwood**

Listing Date: **05/14/25**

List Price: **\$364,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1980

Lot Information

Finished Floor Area

Abv Sqft:

1,221

Low Sqft:

Lot Sz Ar:

5,509 sqft

Ttl Sqft:

1,221

Lot Shape:

DOM

37

Layout

Beds:

4 (3 1)

Baths:

2.0 (2 0)

Style:

4 Level Split

Parking

Ttl Park:

3

Garage Sz:

2

Access:

Lot Feat:

Back Lane,Back Yard,See Remarks

Park Feat:

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Tile,Wood

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Other

Int Feat:

See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1S

Legal Desc:

8120688

Remarks

Pub Rmks: **Charming Family Home in the Heart of Thickwood: Welcome 185 Bird Crescent! Welcome to this 4-bedroom, 2-bathroom home nestled in the desirable neighborhood**

of Thickwood. Ideal for families, or those seeking an investment opportunity, this property features a spacious and inviting primary bedroom, plus two additional bedrooms on the upper level, two full bathrooms, and a warm, welcoming family room perfect for relaxing or entertaining. The heart of the home is the awesome kitchen—offering ample counter space, and room to gather and create memories. The fully developed basement adds even more living space, featuring a cozy living room, an additional bedroom, and a convenient laundry room—perfect for guests, teens, or extended family. Outside, you'll find a large detached garage with plenty of additional storage, making it perfect for all your tools, toys, and seasonal items. Don't miss this opportunity to own a fantastic home in one of Fort McMurray's most family-friendly communities!

Inclusions:

N/A

Property Listed By:

EXP REALTY

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







