



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS® #: **A2221928**

Area: **Thickwood**

Listing Date: **05/16/25**

List Price: **\$409,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 12-Jun**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1981**

Lot Information

Finished Floor Area

Lot Sz Ar:

**3,995 sqft**

Lot Shape:

Abv Sqft:

**1,342**

Low Sqft:

Ttl Sqft:

**1,342**

DOM

**55**

Layout

Beds:

**3 (3 )**

Baths:

**2.0 (2 0)**

Style:

**2 Storey**

Parking

Ttl Park:

**6**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Back Lane,Landscaped,Low Maintenance Landscape,Treed**

**Additional Parking,Concrete Driveway,Double Garage Detached,Driveway,Multiple Driveways,Off Street,On Street,Parking Pad,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other**

Construction:

**Vinyl Siding,Wood Frame**

Flooring:

**Linoleum,Tile,Wood**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Microwave,Range Hood,Refrigerator,See Remarks,Washer/Dryer**

Int Feat:

**No Animal Home,No Smoking Home,See Remarks,Separate Entrance,Track Lighting**

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

**Fee Simple**

Zoning:

**R1S**

Legal Desc:

**8120688**

Remarks

Pub Rmks:

Welcome home to 105 Bird Crescent in the family friendly neighbourhood of Thickwood Heights. This home has everything the growing family needs for space and has parking galore! The exterior of the home has been well maintained and stands out on the street, with a concrete driveway in the front, and a parking pad in the rear, next to the double detached garage, accessible from the alleyway. Inside, the bamboo floors are eye-catching and provide a warmth as your feet walk across them. On the main level, a generous sized living room is directly beside the front entrance, and it flows seamlessly into the dining room and kitchen, which can be an eat in breakfast area, overlooking the back yard through sliding patio doors. There is also a two piece powder room, that has been tastefully updated. All windows in the home were replaced around 10 years ago. On the second storey of the home, you'll find the primary bedroom with double closets and two more additional bedrooms, and an updated four piece bath. In the basement, (that can be separated from the main living areas throughout the side door of the home), a three piece bath and very large bedroom/family/flex area has been added. This home shows beautifully, and is ready for new owners to settle in.

Inclusions:

Property Listed By:

**Fridge in Basement**  
**People 1st Realty**

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











