

145 Bird Crescent
Fort McMurray, Alberta

MLS # A2207184



\$405,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow-Villa		
Size:	1,160 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Gar		
Lot Size:	0.10 Acre		
Lot Feat:	Back Yard, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Metal Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Dry Bar		

Inclusions: Fridge, gas cooktop, built-in oven, dishwasher, hood fan, microwave, washer and dryer, garage heater, garage opener

Step into this charming and beautifully updated 4-bedroom, 2-bathroom home, which is just waiting to welcome its next happy homeowners! Freshly painted on the main level and featuring brand-new flooring, this bright and cheerful space is move-in-ready and full of potential. Enjoy cozy evenings in the spacious basement family room, complete with a warm and inviting gas fireplace – perfect for movie nights or game-day gatherings. Outside, you’ll find a detached heated garage, RV parking, and a front driveway, providing ample space for your vehicles, toys, or weekend projects. The shingles were replaced in 2015, providing you with peace of mind and one less thing to worry about. But what truly sets this home apart is the incredible location. Nestled in a family-friendly neighborhood, you’re just a short stroll away from schools, shopping, hiking trails, and parks – everything you need for a balanced and active lifestyle. Whether you're upsizing, downsizing, or just-right sizing, 145 Bird Crescent is the perfect place to land. Come see it for yourself – your new adventure starts here!