

# \$429,900 - 145 Bird Crescent, Fort McMurray

MLS® #A2207184

**\$429,900**

4 Bedroom, 2.00 Bathroom, 1,160 sqft  
Residential on 0.10 Acres

Thickwood, Fort McMurray, Alberta

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 â€“ perfect for movie nights or game-day gatherings. Outside, youâ€™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, youâ€™re just a short stroll away from schools, shopping, hiking trails, and parks â€“ 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 â€“ your new adventure starts here!



Built in 1980

## Essential Information

|        |           |
|--------|-----------|
| MLS® # | A2207184  |
| Price  | \$429,900 |

|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,160       |
| Acres          | 0.10        |
| Year Built     | 1980        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Villa       |
| Status         | Active      |

### **Community Information**

|             |                   |
|-------------|-------------------|
| Address     | 145 Bird Crescent |
| Subdivision | Thickwood         |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9H 4T1           |

### **Amenities**

|                |  |
|----------------|--|
| Parking Spaces | 4  |
| Parking        | Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Off Street, Garage Faces Rear |
| # of Garages   | 2  |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Dry Bar  |
| Appliances        | Central Air Conditioner, Dishwasher, Gas Cooktop, Microwave, Range Hood, Refrigerator, Washer/Dryer, Oven-Built-In |
| Heating           | Forced Air, Natural Gas  |
| Cooling           | Central Air  |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Gas, Stone, Den  |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |              |
|-------------------|--------------|
| Exterior Features | BBQ gas line |
|-------------------|--------------|

|                 |                       |
|-----------------|-----------------------|
| Lot Description | Back Yard, Landscaped |
| Roof            | Asphalt Shingle       |
| Construction    | Metal Siding          |
| Foundation      | Poured Concrete       |

### **Additional Information**

|                |                 |
|----------------|-----------------|
| Date Listed    | April 1st, 2025 |
| Days on Market | 2               |
| Zoning         | R1S             |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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