

# \$409,000 - 105 Bird Crescent, Fort McMurray

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MLS® #A2221928

**\$409,000**

3 Bedroom, 2.00 Bathroom, 1,343 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

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 though 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.

Built in 1981

## Essential Information



MLS® #	A2221928
Price	\$409,000
Bedrooms	3
Bathrooms	2.00
Full Baths	2
Square Footage	1,343
Acres	0.09
Year Built	1981
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

### Community Information

Address	105 Bird Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4T1

### Amenities

Parking Spaces	6
Parking	Additional Parking, Concrete Driveway, Double Garage Detached, Driveway, Multiple Driveways, Off Street, On Street, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Track Lighting
Appliances	Dishwasher, Microwave, Range Hood, Refrigerator, See Remarks, Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Partial, Partially Finished

### Exterior

Exterior Features	Other
Lot Description	Back Lane, Landscaped, Low Maintenance Landscape, Treed
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 16th, 2025
Days on Market	39
Zoning	R1S

### **Listing Details**

Listing Office	People 1st Realty
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