

# \$485,000 - 165 Bird Crescent, Fort McMurray

MLS® #A2198084

**\$485,000**

4 Bedroom, 2.00 Bathroom, 943 sqft  
Residential on 0.11 Acres

Thickwood, Fort McMurray, Alberta

Welcome to the diamond of Thickwood â€“ 165 Bird Crescent! This beautifully renovated 4-bedroom, 2-bathroom bungalow has been transformed from top to bottom, featuring luxury vinyl plank flooring, updated appliances, and a newly renovated kitchen, bathrooms, basement, and ceilings.

The home offers exceptional convenience with alley access to a double heated garage and a concrete double pad, providing ample space for 2 trucks or an RV. The backyard is a true gem, featuring a stylish interlocking stone pathway and plenty of room for children to play and pets to roam. A charming deck off the back entry invites you to relax and entertain while enjoying the sunny days.

The front yard boasts excellent curb appeal with a lovely tree and a neat floral garden. Located in the highly desirable, family-friendly Bird Crescent neighborhood, this home is close to a newly reconstructed kids' park complete with a basketball court, mature trees, a hill for children to enjoy, and play structures.

Ideally situated, 165 Bird Crescent is just a short distance from 3 Thickwood schools, including Westwood and St. Gabrielâ€™s School, as well as major ball diamonds and the old YMCA. This location offers a quiet atmosphere with easy access to everything you need.



This home is truly a must-see! It's even more beautiful than the photos, sparkling clean, and full of pride of ownership. Don't miss the opportunity to make this your new home – book your showing today!

Built in 1980

### Essential Information

MLS® #	A2198084
Price	\$485,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	943
Acres	0.11
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	165 Bird Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4T4

### Amenities

Parking Spaces	4
Parking	Alley Access, Double Garage Detached, Parking Pad, RV Access/Parking
# of Garages	2

### Interior

Interior Features	Kitchen Island, No Smoking Home, Quartz Counters
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer

Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Corner Lot, Front Yard
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Poured Concrete

### **Additional Information**

Date Listed	February 28th, 2025
Days on Market	12
Zoning	R1S

### **Listing Details**

Listing Office	People 1st Realty
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