



GRASSROOTS
REALTY GROUP

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**105 Bird Crescent
Fort McMurray, Alberta**

MLS # A2221928



\$369,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Thickwood | | |
| Type: | Residential/House | | |
| Style: | 2 Storey | | |
| Size: | 1,343 sq.ft. | Age: | 1981 (44 yrs old) |
| Beds: | 3 | Baths: | 2 |
| Garage: | Additional Parking, Concrete Driveway, Double Garage Detached, Driveway, | | |
| Lot Size: | 0.09 Acre | | |
| Lot Feat: | Back Lane, Landscaped, Low Maintenance Landscape, Treed | | |

| | | | |
|--------------------|---|-------------------|-----|
| Heating: | Forced Air | Water: | - |
| Floors: | Linoleum, Tile, Wood | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Partial, Partially Finished | LLD: | - |
| Exterior: | Vinyl Siding, Wood Frame | Zoning: | R1S |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | No Animal Home, No Smoking Home, See Remarks, Separate Entrance, Track Lighting | | |

Inclusions: Fridge in Basement

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.