



GRASSROOTS
REALTY GROUP

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121 Bird Crescent
Fort McMurray, Alberta

MLS # A2241907



\$445,000

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,731 sq.ft.	Age:	1980 (45 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Garage D		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Double Vanity, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)		

Inclusions: Deep freezers negotiable, Metal work Bench negotiable.

Welcome to 121 Bird Crescent: Turn-key and full of value, this beautifully maintained property offers a detached garage, two car driveway plus RV parking—all tucked into a charming Thickwood neighbourhood close to schools and many great amenities. With numerous updates inside and out, this home is move-in ready and waiting for its next owners. The curb appeal immediately stands out with a stone path leading to the new front deck (2021)—perfect for relaxing or entertaining—along with updated shingles (2023) and new front windows (2023) that enhance the home’s refreshed exterior. Inside, a tiled entry leads to a warm and inviting living and dining area. A modern chandelier adds a stylish touch, while the kitchen offers excellent storage and prep space with custom cabinetry with slide-outs, mosaic tile backsplash, and stainless steel appliances—all in meticulous condition and one of the sellers’ favourite spaces in the home. Upstairs, the top level features three generous bedrooms, including a spacious primary with room for a king bed, two closets, and a five-piece bathroom with dual sinks next to them all. The first level below grade of this spacious four level split boasts a bright family room with luxury vinyl plank flooring and fresh paint (2023) for a clean, modern feel. A fourth bedroom and a two-piece bathroom are located here, along with access to the fully fenced pie-shaped yard—ideal for guests or convenient entry for those using the garage or rear parking area. The basement level offers a fifth bedroom, a n incredible renovated bathroom with a glass walk-in shower, and a dedicated laundry area. Additional features include a water softener, updated hot water tank (2021), electrical upgrades, and a 220V plug in the garage—making it functional for hobbyists or added utility. This is an incredible opportunity to

own a detached home in pristine condition with room for everyone, plus space for all your vehicles and toys—at a price point that’s hard to beat. Schedule your private showing today.