



**GRASSROOTS**  
REALTY GROUP

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**128 Ermine Crescent  
Fort McMurray, Alberta**

**MLS # A2243172**



**\$424,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,063 sq.ft.	<b>Age:</b>	1979 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Attached Carport, Double Garage Detached, Heated Garage, Insulated, RV A		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Garden, Greenbelt, Landscaped, Views		

<b>Heating:</b>	Fireplace(s), Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Vinyl, Wood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite, Walk-Out To Grade	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding, Wood Frame	<b>Zoning:</b>	-
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	Kitchen Island, Laminate Counters, Separate Entrance, Soaking Tub		

**Inclusions:** 2 Fridges, Dishwasher, 2 Stoves , 2 Microwave, 2 Washer, 2 Dryer

Welcome to 128 Ermine Crescent, Where Absolute Serenity Meets everyday Convenience! Nestled on a spacious 6,050 sq ft greenbelt lot backing directly onto the breathtaking Birchwood Trails, this home offers the peaceful lifestyle you've been dreaming of. Located in the highly sought-after neighborhood of Thickwood, this property is ideal for families, nature lovers, and anyone looking for a blend of privacy and accessibility. This Charming Bungalow features 4 spacious bedrooms and 2 fully upgraded bathrooms, offering plenty of room for the growing family. The main floor boasts beautiful wood flooring throughout, a bright and open retro-style kitchen with a huge island, and a cozy wood-burning fireplace perfect for chilly evenings. The primary bedroom offers direct access to the back deck and panoramic greenbelt views. Downstairs, the fully developed basement includes a massive rec room, a full second kitchen, a wood stove, a renovated bathroom, a den, and a separate walkout entrance leading to a concrete patio—ideal for extended family, guests, or potential rental income. This home also offers a heated double detached garage, RV parking, and a huge carport, providing ample space for all your vehicles and toys. Outside, enjoy your private backyard oasis complete with a fire pit, garden area, newer fencing, and unbeatable views. The 84 ft driveway can easily accommodate up to 6 vehicles, making it perfect for families with multiple cars or hosting guests. Plus, you're just minutes from top-rated schools, bus stops, the dog park, and all the amenities at Thickwood. Don't miss this rare opportunity to own a true greenbelt gem in one of Fort McMurray's most desirable areas!