



GRASSROOTS
REALTY GROUP

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**129 Ermine Crescent
Fort McMurray, Alberta**

MLS # A2245469



\$475,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	936 sq.ft.	Age:	1978 (47 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Faces Front, Gated, Off Street,		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Many Trees, Priv		

Heating:	Forced Air	Water:	-
Floors:	Hardwood, Vinyl	Sewer:	-
Roof:	Vinyl	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Stucco	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Open Floorplan, Pantry		

Inclusions: MAIN: FRIDGE, STOVE, DISHWASHER, MICROWAVE OTR, WASHER, DRYERBASEMENT: DISHWASHER

Introducing 129 Ermine Crescent: Where charm, character, and functionality come together in one incredible Thickwood BUNGALOW! From the moment you pull up, you'll fall in love with the curb appeal: classic WOODEN SHUTTERS, BRICK ACCENTS, a MANICURED FRONT YARD, and a welcoming set of CUSTOM WOODEN STEPS WITH BLACK SPINDLE RAILINGS that adds warmth and character to the entrance. The LONG DRIVEWAY can easily fit MULTIPLE VEHICLES and leads to a 23'5" x 25'4" HEATED GARAGE so spacious, it might just inspire your next hobby! Inside, you're greeted by BEAUTIFUL HARDWOOD FLOORS and a BRIGHT, OPEN LIVING ROOM that feels instantly like home. The showstopper kitchen looks STRAIGHT OUT OF HGTV, complete with BUTCHER BLOCK COUNTERTOPS, a FARMHOUSE SINK under a PENDANT LIGHT, SOFT-CLOSE CABINETS WITH PULL-OUT DRAWERS, STAINLESS STEEL APPLIANCES, and a STYLISH MODERN GREY TILE BACKSPLASH that adds the perfect touch of contrast to the cabinetry. The RENOVATED 4-piece bath is stylish and fresh, and all THREE MAIN-FLOOR BEDROOMS feature NEW VINYL FLOORING, including the generous PRIMARY BEDROOM. The FULLY FINISHED BASEMENT adds even more value with a LARGE REC ROOM, a SPACIOUS BEDROOM WITH NEW VINYL FLOORING and WALK-IN CLOSET, a DEN FOR EXTRA STORAGE, a 3-piece bath, a full LAUNDRY ROOM, and a FUNCTIONAL KITCHENETTE, ideal for guests or extended family. Step outside to your ENTERTAINER'S DREAM BACKYARD with a PAVED PATIO and tons of green space for gatherings. The FULLY FENCED YARD even includes a SWING GATE OFF THE DRIVEWAY for easy access. All this, just minutes to schools, bus stops, scenic trails, the

dog park, and all of Thickwood's best amenities. This is a NO CARPET HOME and features an ADDITIONAL STORAGE SHED, NEW SHINGLES on the garage (approx. 10 years ago) and house (less than 5 years ago), NEW brick siding accents and front windows UPDATED in 2017, a FULLY RENOVATED main floor bathroom with updated floors, vanity, tile, and tub (approx. 4 years ago), NEW flooring throughout all three main floor bedrooms, and an UPDATED BASEMENT STORAGE ROOM with new baseboards and fresh paint. Plus, the HOT WATER TANK was replaced just 3 years ago. Don't miss your chance to own this beautifully updated Thickwood bungalow packed with charm, space, and upgrades. Book your showing today!