



**GRASSROOTS**  
REALTY GROUP

1-833-477-6687  
aloha@grassrootsrealty.ca

**213 Ermine Crescent  
Fort McMurray, Alberta**

**MLS # A2252213**



**\$484,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,105 sq.ft.	<b>Age:</b>	1978 (47 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Asphalt, Driveway, Garage Door Opener, Heated Garage, Insulated, Off Street		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Few Trees, Landscaped, Level, Private, Rectangular Lot, See Remarks		

<b>Heating:</b>	Forced Air
<b>Floors:</b>	Laminate, Vinyl Plank
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Finished, Full
<b>Exterior:</b>	Vinyl Siding
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Kitchen Island, Open Floorplan, Quartz Counters, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** fridge, stove, dishwasher, over the range microwave, washer, dryer, garage door opener with 2 remotes, existing window coverings, garage heater, shed

Welcome to this stunningly renovated bungalow in the highly sought after Thickwood neighbourhood. Perfectly located across from the greenbelt with walking trails right outside your door, this home offers the ideal blend of convenience and natural beauty. Nestled on a quiet street, you'll love being just minutes from elementary and high schools, shopping, restaurants, a dog park, and more. Step inside to an open concept, professionally designed layout that feels both stylish and functional. The heart of the home is the two tone kitchen, complete with quartz countertops, an oversized island, ample cabinetry, and modern finishes that will impress any home chef. The kitchen flows seamlessly into the dining area, creating the perfect space for entertaining. The bright and inviting living room features a cozy wood burning fireplace, making it the perfect spot to relax. On the main floor you'll find three bedrooms, including the primary with a renovated 2 piece ensuite and direct access to the backyard deck; an ideal place to enjoy your morning coffee while surrounded by nature. A beautifully updated 4 piece bathroom with eye catching tile work completes the main level. The fully finished basement is filled with natural light from large above ground windows and offers endless possibilities. It includes a spacious rec room, an additional bedroom, a full bathroom, laundry area, and plenty of storage. Outside, enjoy a large fenced yard with a storage shed, heated attached single garage, and plenty of parking. This home has been meticulously maintained with countless updates, including: Newer shingles, furnace, interior doors, flooring and kitchen appliances (2023), Hot water tank (2021) Every detail has been thoughtfully chosen, down to the modern light fixtures, making this home move in ready and truly one of a kind. Don't miss the chance to make 213

Ermine Crescent your new home. Call today to book your private showing!