



GRASSROOTS
REALTY GROUP

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**137 Bird Crescent
Fort McMurray, Alberta**

MLS # A2265902



\$469,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,206 sq.ft.	Age:	1980 (45 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.09 Acre		
Lot Feat:	Back Lane, Back Yard, Front Yard, Landscaped, Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Concrete, See Remarks	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Wet Bar		

Inclusions:	Fridge in basement
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Welcome to 137 Bird Crescent, a beautifully updated 4-bedroom plus den, 2-bathroom bungalow offering over 2000 sq/ft of living space and a location that's just a stone's throw from local parks, schools, shopping, and the incredible birchwood trails! As you enter the foyer, you're greeted by a bright and inviting living room with a large front window that fills the space with natural light, flowing seamlessly into the dining area, perfect for family gatherings. The updated kitchen features white subway tile backsplash, high-end appliances, a gas stove, and custom built-in cabinetry that leads directly to the 3-season screened-in area, ideal for relaxing or entertaining during warmer months. With three bedrooms up and a full bathroom the main level is complete with everything you need! This home has been renovated top to bottom, showcasing new shingles on the house (2024), Hardi Plank siding, updated windows, a new hot water tank (2024), washer and dryer (2023), and new hooded microwave (2025). The lower level offers an oversized rec room, wet bar, fourth bedroom, den, and a full bathroom, providing the perfect space for guests or cozy movie nights. Outside you'll find a detached heated garage, paved driveway, and a fully fenced, landscaped backyard, a great spot for kids, pets, or weekend BBQs. Additional features include central A/C and a quiet family-friendly street. Move-in ready and beautifully upgraded. Book your showing today!