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## 217 Bird Crescent Fort McMurray, Alberta

MLS # A2269743



\$309,000

Division: Thickwood Residential/House Type: Style: Bungalow Size: 1,251 sq.ft. Age: 1980 (45 yrs old) **Beds:** 7 Baths: Garage: Concrete Driveway, Driveway, Multiple Driveways, Parking Pad, RV Access/F Lot Size: 4659.00 Acres Lot Feat: Back Yard, Cul-De-Sac, Few Trees, Landscaped

Floors:Ceramic Tile, LaminateSewer:-Roof:Asphalt ShingleCondo Fee:-Basement:FullLLD:-Exterior:Aluminum Siding, Concrete, Wood FrameZoning:R1SFoundation:Poured ConcreteUtilities:-	Heating:	Forced Air, Natural Gas	Water:	-
Basement: Full LLD: - Exterior: Aluminum Siding , Concrete, Wood Frame Zoning: R1S	Floors:	Ceramic Tile, Laminate	Sewer:	-
Exterior: Aluminum Siding , Concrete, Wood Frame Zoning: R1S	Roof:	Asphalt Shingle	Condo Fee:	-
	Basement:	Full	LLD:	-
Foundation: Poured Concrete Utilities: -	Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R1S
	Foundation:	Poured Concrete	Utilities:	-

Features: Kitchen Island, See Remarks, Soaking Tub

Inclusions: 2 Fridges, 2 Stoves, Dishwasher, 2 microwaves, Washer, Dryer

Welcome To This Spacious 7-Bedroom Home In The Heart Of Thickwood, Offering The Perfect Blend Of Comfort, Function, And Value. Ideal For Families Or Investors, This Property Includes A Fully Developed Basement With An Illegal Suite (As Per Realtor.ca Term), Featuring A Full Kitchen—An Excellent Mortgage Helper Or In-Law Setup. The Main Floor Features A Huge Living Room With Large Windows, A Bright Kitchen With New Appliances, And 4 Good-Sized Bedrooms With A Recently Renovated Full Bath. With 1,250 Sq. Ft. On The Main Floor, The Home Offers Plenty Of Space For Comfortable Family Living. The Basement Includes 3 Additional Bedrooms, A Second Living/Rec Room With Gas Fireplace, Custom Built-Ins, And A Full Kitchen With Raised Panel Maple Cabinetry—Perfect For Extended Family Or Rental Use. Recent Upgrade Includes Fresh Paint Throughout. The Fenced And Landscaped Yard Features Raspberry Bushes, A Sunny Patio, And Ample Parking With A Double-Wide Driveway Plus RV Parking. Located In A Central Thickwood Location, Close To Schools, Amenities, And The YMCA, This Home Is Move-In Ready With Strong Income Potential And Exceptional Value.