



**GRASSROOTS**  
REALTY GROUP

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**217 Bird Crescent  
Fort McMurray, Alberta**

**MLS # A2269743**



**\$309,000**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,251 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	7	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Driveway, Multiple Driveways, Parking Pad, RV Access/P		
<b>Lot Size:</b>	4659.00 Acres		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Few Trees, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Aluminum Siding , Concrete, Wood Frame	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	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&mdash;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&mdash;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.