



GRASSROOTS
REALTY GROUP

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**114 Bird Crescent
Fort McMurray, Alberta**

MLS # A2272955



\$259,900

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,457 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Reverse P		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: as is where is on possession

Welcome to 114 Bird Crescent, a 1,450+ Ft²; 2-storey home in the heart of Thickwood, offering incredible potential for the right buyer. Backing directly onto park and greenspace on a reverse-pie lot, this property delivers a desirable location. Inside, you'll find a useful main floor layout with large windows and good natural light. The living room, dining area, and kitchen offer the footprint for a functional and comfortable main living space. There is also an additional family room/play room/dining room off the main front entrance with sliding door to the back yard. A half bathroom completes the main level. Upstairs features 3 bedrooms and a full 4-piece bathroom. The partially finished basement provides additional space for storage, a future family room, or whatever suits your needs. The single attached garage measures approximately 19' x 11' (not heated or insulated), offering covered parking and extra room for tools or gear. Enjoy a strong Thickwood location, backing park, and priced at \$275,000.