



GRASSROOTS
REALTY GROUP

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**202 Bird Crescent
Fort McMurray, Alberta**

MLS # A2284726



\$359,888

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,006 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Parking Pad, RV Access/Parking		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Lawn		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Linoleum	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Kitchen Island, Pantry, See Remarks, Vinyl Windows		

Inclusions:	Fridge, stove, microwave, dishwasher, washer, dryer, curtains, central a/c
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FULLY UPDATED AND TURN KEY, BACKING GREENSPACE, AND IN PRIME K-12 SCHOOLS ZONE. Welcome to 202 Bird Crescent, where all the high ticket renos has already been done for you. This maintained home offers the ultimate peace of mind with a long list of recent big-ticket updates: Newer Shingles (4 yrs), Furnace (4 yrs), Siding (10 yrs), and Central A/C (1 yr), Fresh paint top to bottom (February 2026), updated windows and doors, updated fence and deck and more. Inside, you'll find a bright, freshly painted interior from top to bottom. The heart of the home features an open-concept living area and a stunning updated kitchen boasting crisp white cabinetry, a large island with an eat-up breakfast bar, and an abundance of storage with additional built-in cabinets and a pantry. The kitchen overlooks your bright living room and dining area. The Dining area features garden doors leading to your large rear deck where you can watch your kids play in your fully fenced and landscaped yard or run on the greenspace or play at the children's park directly behind the home. With 3 spacious bedrooms, 2 full baths, and a large den, which makes over 1800 sq ft of living space. The main level is complete with the 2 upper bedrooms and full bathroom. The fully finished basement offers a cozy family room and a wet bar and 3rd large bedroom and large den. In addition there is a lower level full bathroom, and laundry room. The exterior of the home offers superb curb appeal, large driveway and room for RV parking, a new shed (1 years old). This turn key home offers the ideal location for those wanting to be in walking distance to schools, and quick access to site and city bus stops, shopping plazas, dog park, walking trails and more. Call today for your personal tour.

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