GRASSROOTS REALTY GROUP

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321 Bird Crescent
Fort McMurray, Alberta

MLS # A2288182

$424,900

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,266 sq.ft.	**Age:**	1980 (46 yrs old)
Beds:	4	**Baths:**	2 full / 1 half
Garage:	Off Street		
Lot Size:	0.10 Acre		
Lot Feat:	Fruit Trees/Shrub(s), Garden		

Heating:	Central, Fireplace(s)	**Water:**	-
Floors:	Hardwood, Tile	**Sewer:**	-
Roof:	Asphalt Shingle	**Condo Fee:**	-
Basement:	Full	**LLD:**	-
Exterior:	Concrete	**Zoning:**	n/a
Foundation:	Poured Concrete	**Utilities:**	-
Features:	Separate Entrance		

Inclusions: none

Welcome to 321 Bird Crescent, nestled in a quiet neighbourhood in Thickwood. This beautifully maintained home offers extensive upgrades and a stunning, immaculately landscaped yard—perfect for families or first-time buyers. The main floor showcases ceramic tile and hardwood flooring, a bright and spacious living room filled with natural light, a cozy wood-burning fireplace, and an updated two-piece bathroom. Upstairs, you’ll find three generously sized bedrooms and a full main bathroom. The fully developed basement adds even more living space, complete with a comfortable family room, a fourth bedroom, and a third bathroom—perfect for guests or a growing family. Step outside to your own private backyard oasis. This custom-built outdoor retreat offers plenty of open space, a hot tub surrounded by a large deck, a charming gazebo, an apple tree, and beautifully established perennial flower gardens. Don’t miss your opportunity to make it yours!

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