



**114 Bird Crescent  
Fort McMurray, Alberta**

**MLS # A2292684**



**\$247,500**

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

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

**Inclusions:** Property is sold "as is - where is" Schedule "A" attached must form part of all offers

Welcome to 114 Bird Crescent, a 1,450+ Ft<sup>2</sup>; 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', offering covered parking and extra room for tools or gear. Enjoy a strong Thickwood location, backing park.