



**312 Ermine Crescent
Fort McMurray, Alberta**

MLS # A2295586



\$379,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,601 sq.ft.	Age:	1979 (47 yrs old)
Beds:	6	Baths:	3
Garage:	Double Garage Attached, Off Street		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Greenbelt, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Laminate, Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Brick, Stucco, Wood Frame	Zoning:	R1
Foundation:	Wood	Utilities:	-
Features:	Breakfast Bar, Ceiling Fan(s), Wet Bar		

Inclusions: Furniture can be purchased if desired.

Nestled in a quiet neighbourhood, 312 Ermine Crescent backs onto a beautiful tree line where nature and wildlife meet to provide peace and picturesque views. This spacious home offers the perfect blend of nature and convenience. Featuring 6 bedrooms and 3 bathrooms, there is plenty of room for a growing family. Enjoy peace of mind with recent updates and renovations, including a new roof, new windows (2024), new flooring, modern light fixtures, and fresh paint throughout. Ideally located close to schools and amenities. Add this to your list to view!