



**241 Bird Crescent
Fort McMurray, Alberta**

MLS # A2298180



\$394,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	939 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.10 Acre		
Lot Feat:	Front Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters		

Inclusions: N/A

Welcome to 241 Bird Crescent, located in the heart of Thickwood. This fantastic 4-bedroom home offers incredible value and features throughout. Enjoy a carpet-free interior, central air conditioning, and a spacious layout perfect for families. The oversized detached garage (25.3 x 23.1) is a standout feature, complete with a soundproof room—ideal for hobbies, a workshop, or extra privacy. The home also boasts a massive recreation room in the basement, giving you plenty of space to relax or entertain. Outside, you’ll find a fully private backyard, perfect for enjoying quiet evenings or hosting guests. Additional NEW SHINGLES (2021) also newer hot water tank as well. This home checks all the boxes in a great location....don’t miss your opportunity to view it.