

# \$385,000 - 234 Bird Crescent, Fort McMurray

MLS® #A2218924

**\$385,000**

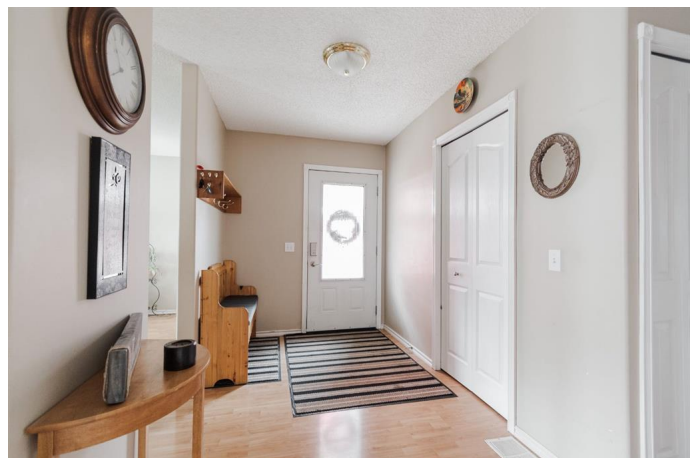
5 Bedroom, 3.00 Bathroom, 1,286 sqft  
Residential on 0.10 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 234 Bird Crescent, a lovingly maintained five-bedroom bungalow that has been cared for by the same owners for over 24 years. Boasting pride of ownership throughout, this turnkey home features warm, neutral finishes, a versatile basement with a full kitchen and separate entrance, a landscaped backyard complete with a hot tub, and a peaceful location on a quiet street with no through traffic—just steps from schools and walking paths.

A long driveway provides parking for up to four vehicles, with plenty of space for your camper or recreational toys. Inside, you're greeted by a generous entryway that opens into a bright and spacious living room, seamlessly connected to the dining area and kitchen beyond. The kitchen, updated in 2013, offers abundant storage with cabinets that extend to the ceiling, a large corner pantry, and extensive counter space. Stainless steel appliances, including a gas stove, are all in pristine condition, making this kitchen as functional as it is welcoming.

Down the hallway, you'll find an updated four-piece bathroom followed by two well-proportioned bedrooms. The primary suite sits at the end of the hall, offering ample space for a king-sized bed, a large closet, and a private three-piece ensuite. With no carpet anywhere on the main level, the entire space feels warm, clean, and inviting.



The basement is a standout feature of this home, offering a separate entrance that leads to a fully developed lower level—ideal for multi-generational living or extra income. A large utility room at the base of the stairs houses the laundry area and offers additional storage, along with a new 50-gallon hot water tank installed in 2020. The spacious basement includes a full kitchen, a cozy living area warmed by a pellet stove for efficient year-round comfort, two additional bedrooms, and another four-piece bathroom. Most of the furniture in the basement can stay, making it ready for immediate use.

Step outside into a backyard designed for relaxation and entertaining. Enjoy sunny afternoons on the large deck, unwind in the hot tub, or fire up the grill with a convenient gas line already in place. The fully fenced yard is perfect for pets, children, and private gatherings alike.

With its functional layout, immaculate condition, and unbeatable location, 234 Bird Crescent offers everything you need in a forever home. Schedule your private tour today.

Built in 1980

**Essential Information**

MLS® #	A2218924
Price	\$385,000
Bedrooms	5
Bathrooms	3.00
Full Baths	3
Square Footage	1,286
Acres	0.10
Year Built	1980
Type	Residential

Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	234 Bird Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4T3

### **Amenities**

Parking Spaces	4
Parking	Driveway, Parking Pad

### **Interior**

Interior Features	Laminate Counters, Separate Entrance, Crown Molding
Appliances	Microwave, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### **Exterior**

Exterior Features	BBQ gas line
Lot Description	Back Yard, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 9th, 2025
Days on Market	19
Zoning	R1S

### **Listing Details**

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