

# \$364,900 - 185 Bird Crescent, Fort McMurray

MLS® #A2221735

**\$364,900**

4 Bedroom, 2.00 Bathroom, 1,221 sqft

Residential on 0.13 Acres

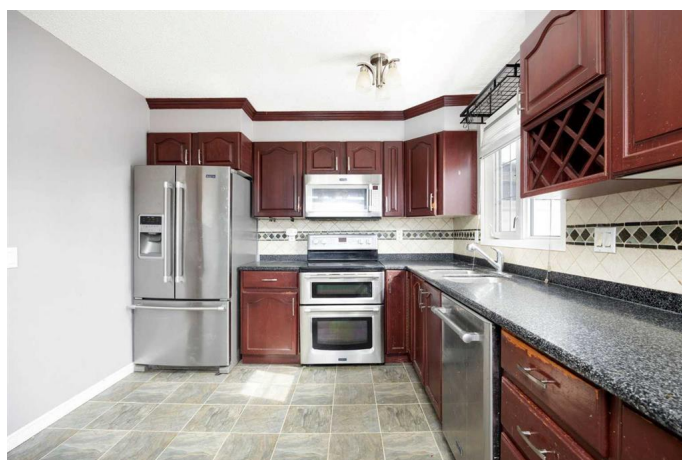
Thickwood, Fort McMurray, Alberta

Charming Family Home in the Heart of Thickwood: Welcome 185 Bird Crescent! Welcome to this 4-bedroom, 2-bathroom home nestled in the desirable neighborhood of Thickwood. Ideal for families, or those seeking an investment opportunity, this property features a spacious and inviting primary bedroom, plus two additional bedrooms on the upper level, two full bathrooms, and a warm, welcoming family room perfect for relaxing or entertaining. The heart of the home is the awesome kitchen—offering ample counter space, and room to gather and create memories. The fully developed basement adds even more living space, featuring a cozy living room, an additional bedroom, and a convenient laundry room—perfect for guests, teens, or extended family. Outside, you'll find a large detached garage with plenty of additional storage, making it perfect for all your tools, toys, and seasonal items. Don't miss this opportunity to own a fantastic home in one of Fort McMurray's most family-friendly communities!

Built in 1980

## Essential Information

MLS® #	A2221735
Price	\$364,900
Bedrooms	4
Bathrooms	2.00



Full Baths	2
Square Footage	1,221
Acres	0.13
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### **Community Information**

Address	185 Bird Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4T4

### **Amenities**

Parking Spaces	3
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	See Remarks
Appliances	Other
Heating	Forced Air
Cooling	Other
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other
Lot Description	Back Lane, Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	May 14th, 2025
Days on Market	21
Zoning	R1S

## Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.