

**217 Bird Crescent
Fort McMurray, Alberta**

MLS # A2269743



\$309,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,251 sq.ft.	Age:	1980 (46 yrs old)
Beds:	7	Baths:	2
Garage:	Concrete Driveway, Driveway, Multiple Driveways, Parking Pad, RV Access/P		
Lot Size:	4659.00 Acres		
Lot Feat:	Back Yard, Cul-De-Sac, Few Trees, Landscaped		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Concrete, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Kitchen Island, See Remarks, Soaking Tub		

Inclusions: 2 Fridges, 2 Stoves, Dishwasher, 2 microwaves, Washer, Dryer

Welcome To This Spacious 7-Bedroom Home In The Heart Of Thickwood, Offering The Perfect Blend Of Comfort, Function, And Value. Ideal For Families Or Investors, This Property Includes A Fully Developed Basement With An Illegal Suite (As Per Realtor.ca Term), Featuring A Full Kitchen—An Excellent Mortgage Helper Or In-Law Setup. The Main Floor Features A Huge Living Room With Large Windows, A Bright Kitchen With New Appliances, And 4 Good-Sized Bedrooms With A Recently Renovated Full Bath. With 1,250 Sq. Ft. On The Main Floor, The Home Offers Plenty Of Space For Comfortable Family Living. The Basement Includes 3 Additional Bedrooms, A Second Living/Rec Room With Gas Fireplace, Custom Built-Ins, And A Full Kitchen With Raised Panel Maple Cabinetry—Perfect For Extended Family Or Rental Use. Recent Upgrade Includes Fresh Paint Throughout. The Fenced And Landscaped Yard Features Raspberry Bushes, A Sunny Patio, And Ample Parking With A Double-Wide Driveway Plus RV Parking. Located In A Central Thickwood Location, Close To Schools, Amenities, And The YMCA, This Home Is Move-In Ready With Strong Income Potential And Exceptional Value.