

114 Bird Crescent
Fort McMurray, Alberta

MLS # A2272955



\$275,000

Division:	Thickwood		
Type:	Residential/House		
Style:	2 Storey		
Size:	1,457 sq.ft.	Age:	1980 (45 yrs old)
Beds:	3	Baths:	1 full / 1 half
Garage:	Off Street, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, No Neighbours Behind, Reverse F		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Laminate, Parquet	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: as is where is on possession

Welcome to 114 Bird Crescent, a 1,450+ Ft²; 2-storey home in the heart of Thickwood, offering incredible potential for the right buyer. Backing directly onto park and greenspace on a reverse-pie lot, this property delivers a desirable location with room to reimagine and restore. Inside, you'll find a useful main floor layout with large windows and good natural light. The living room, dining area, and kitchen offer the footprint for a functional and comfortable main living space. There is also an additional family room/play room/dining room off the main front entrance with sliding door to the back yard. A half bathroom completes the main level. Upstairs features 3 bedrooms and a full 4-piece bathroom. The partially finished basement provides additional space for storage, a future family room, or whatever suits your needs. The single attached garage measures approximately 19' x 11' (not heated or insulated), offering covered parking and extra room for tools or gear. This home will require repair and updating throughout and is being sold "as is, where is." With its strong Thickwood location, backing park, and priced at \$275,000, this is a great opportunity for someone looking to add value through renovation.