

**129 Ermine Crescent  
Fort McMurray, Alberta**

**MLS # A2283500**



# \$475,000

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	936 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached, Driveway, Garage Door Opener		
<b>Lot Size:</b>	0.14 Acre		
<b>Lot Feat:</b>	Back Yard, Front Yard, Landscaped, Lawn, Many Trees, Paved, Private, Trees		

<b>Heating:</b>	Forced Air, Natural Gas
<b>Floors:</b>	Hardwood, Vinyl
<b>Roof:</b>	Asphalt Shingle
<b>Basement:</b>	Full
<b>Exterior:</b>	Stucco
<b>Foundation:</b>	Poured Concrete
<b>Features:</b>	Open Floorplan, Pantry, Separate Entrance, Storage, Vinyl Windows

<b>Water:</b>	-
<b>Sewer:</b>	-
<b>Condo Fee:</b>	-
<b>LLD:</b>	-
<b>Zoning:</b>	R1
<b>Utilities:</b>	-

**Inclusions:** MAIN: FRIDGE, STOVE, DISHWASHER, MICROWAVE OTR, WASHER, DRYER BASEMENT: DISHWASHER

Introducing 129 Ermine Crescent: Where charm, character, and functionality come together in one incredible Thickwood BUNGALOW! From the moment you pull up, you'll fall in love with the curb appeal: classic WOODEN SHUTTERS, BRICK ACCENTS, a MANICURED FRONT YARD, and a welcoming set of CUSTOM WOODEN STEPS WITH BLACK SPINDLE RAILINGS that adds warmth and character to the entrance. The LONG DRIVEWAY can easily fit MULTIPLE VEHICLES and leads to a 23'5" x 25'4" HEATED GARAGE so spacious, it might just inspire your next hobby! Inside, you're greeted by BEAUTIFUL HARDWOOD FLOORS and a BRIGHT, OPEN LIVING ROOM that feels instantly like home. The showstopper kitchen looks STRAIGHT OUT OF HGTV, complete with BUTCHER BLOCK COUNTERTOPS, a FARMHOUSE SINK under a PENDANT LIGHT, SOFT-CLOSE CABINETS WITH PULL-OUT DRAWERS, STAINLESS STEEL APPLIANCES, and a STYLISH MODERN GREY TILE BACKSPLASH that adds the perfect touch of contrast to the cabinetry. The RENOVATED 4-piece bath is stylish and fresh, and all THREE MAIN-FLOOR BEDROOMS feature NEW VINYL FLOORING, including the generous PRIMARY BEDROOM. The FULLY FINISHED BASEMENT adds even more value with a LARGE REC ROOM, a SPACIOUS BEDROOM WITH NEW VINYL FLOORING and WALK-IN CLOSET, a DEN FOR EXTRA STORAGE, a 3-piece bath, a full LAUNDRY ROOM, and a FUNCTIONAL KITCHENETTE, ideal for guests or extended family. Step outside to your ENTERTAINER'S DREAM BACKYARD with a PAVED PATIO and tons of green space for gatherings. The FULLY FENCED YARD even includes a SWING GATE OFF THE DRIVEWAY for easy access. All this, just minutes to schools, bus stops, scenic trails, the

dog park, and all of Thickwood's best amenities. This is a NO CARPET HOME and features an ADDITIONAL STORAGE SHED, NEW SHINGLES on the garage (approx. 10 years ago) and house (less than 5 years ago), NEW brick siding accents and front windows UPDATED in 2017, a FULLY RENOVATED main floor bathroom with updated floors, vanity, tile, and tub (approx. 4 years ago), NEW flooring throughout all three main floor bedrooms, and an UPDATED BASEMENT STORAGE ROOM with new baseboards and fresh paint. Plus, the HOT WATER TANK was replaced just 3 years ago. Don't miss your chance to own this beautifully updated Thickwood bungalow packed with charm, space, and upgrades. Book your showing today!