

**201 Bird Crescent  
Fort McMurray, Alberta**

**MLS # A2286221**



**\$329,900**

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	4 Level Split		
<b>Size:</b>	1,201 sq.ft.	<b>Age:</b>	1980 (46 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.10 Acre		
<b>Lot Feat:</b>	Back Yard		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Concrete, Hardwood, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete	<b>Zoning:</b>	R1S
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar		

**Inclusions:** As is, Where is at time of possession

Beautifully Landscaped & Fully Developed 4-Level Split with Double Detached Garage! Welcome to 201 Bird Cres, this home offers a functional and inviting layout. The bright kitchen flows seamlessly into the living, dining, and eating areas — perfect for both everyday living and entertaining. The main floor features hardwood flooring along with durable ceramic tile. Upstairs, the original three-bedroom layout was thoughtfully redesigned into two spacious bedrooms, including a generous walk-in closet/office space off the second bedroom — ideal for remote work or extra storage. Though modestly listed in size, this 4-level split feels larger thanks to the third level not being included in the advertised square footage, allowing for incredible natural light and added living space. In addition to the bedrooms, you'll find two versatile areas that could be used as a future home gym or den — perfect for growing families or flexible lifestyle needs. Both the front and back yards are landscaped and fenced. The double detached garage provides ample room for vehicles and storage, plus the large concrete front driveway offers additional off-street parking — even space for an RV! A move-in ready home with space, function, and surrounded by amenities. Call for more details.