

# \$469,000 - 137 Bird Crescent, Fort McMurray

MLS® #A2265902

**\$469,000**

4 Bedroom, 2.00 Bathroom, 1,206 sqft

Single Family on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 137 Bird Crescent, a beautifully updated 4-bedroom plus den, 2-bathroom bungalow offering over 2000 sq/ft of living space and a location that's just a stone's throw from local parks, schools, shopping, and the incredible birchwood trails! As you enter the foyer, you're greeted by a bright and inviting living room with a large front window that fills the space with natural light, flowing seamlessly into the dining area, perfect for family gatherings. The updated kitchen features white subway tile backsplash, high-end appliances, a gas stove, and custom built-in cabinetry that leads directly to the 3-season screened-in area, ideal for relaxing or entertaining during warmer months. With three bedrooms up and a full bathroom the main level is complete with everything you need! This home has been renovated top to bottom, showcasing new shingles on the house (2024), Hardi Plank siding, updated windows, a new hot water tank (2024), washer and dryer (2023), and new hooded microwave (2025). The lower level offers an oversized rec room, wet bar, fourth bedroom, den, and a full bathroom, providing the perfect space for guests or cozy movie nights. Outside you'll find a detached heated garage, paved driveway, and a fully fenced, landscaped backyard, a great spot for kids, pets, or weekend BBQs. Additional features include central A/C and a quiet family-friendly street. Move-in ready and beautifully upgraded. Book your showing today! (id:6289)



Built in 1980

## Essential Information

|                |               |
|----------------|---------------|
| Listing #      | A2265902      |
| Price          | \$469,000     |
| Bedrooms       | 4             |
| Bathrooms      | 2.00          |
| Square Footage | 1,206         |
| Acres          | 0.09          |
| Year Built     | 1980          |
| Type           | Single Family |
| Sub-Type       | Freehold      |
| Style          | Bungalow      |

## Community Information

|             |                   |
|-------------|-------------------|
| Address     | 137 Bird Crescent |
| Subdivision | Thickwood         |
| City        | Fort McMurray     |
| Province    | Alberta           |
| Postal Code | T9H4T1            |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Amenities      | Park, Playground, Schools, Shopping |
| Features       | Back lane, Wet bar                  |
| Parking Spaces | 2                                   |
| Parking        | Detached Garage                     |
| # of Garages   | 1                                   |

## Interior

|              |                                                                                    |
|--------------|------------------------------------------------------------------------------------|
| Appliances   | Refrigerator, Gas stove(s), Dishwasher, Microwave Range Hood Combo, Washer & Dryer |
| Heating      | Natural gas Forced air                                                             |
| Cooling      | Central air conditioning                                                           |
| # of Stories | 1                                                                                  |
| Has Basement | Yes                                                                                |

## Exterior

|                   |                       |
|-------------------|-----------------------|
| Exterior          | Concrete, See Remarks |
| Exterior Features | Landscaped            |

|              |                 |
|--------------|-----------------|
| Construction | Poured concrete |
| Foundation   | Poured Concrete |

## Listing Details

Listing Office      EXP REALTY



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