



## 154 Bird Crescent Fort McMurray Alberta

\$339,900

Welcome to 154 Bird Crescent: Nestled in a serene Thickwood neighbourhood, just a stone's throw away from schools, parks, and trails. This charming two-story home boasts a spacious main floor layout, a separate entry basement, an attached garage, and significant updates including a New Furnace (2022) and Updated Shingles (2018). The property also features a generously sized fully fenced backyard adorned with mature landscaping, contributing to the character of a neighborhood where each home exudes personality. The main floor welcomes you with a front office accessible from the front entry, offering its own access to the backyard. The bright kitchen, updated in 2011, showcases ample storage and counter space with light coloured cabinets, a tile backsplash, and bright flooring. The dining room and living room share an open space at the back of the home, overlooking the backyard through oversized windows that allow streaming natural light. Completing the main floor is a convenient two piece powder room for your guests. Heading up into the second floor, you'll find a private setting with three bright and generously sized bedrooms and a four piece bathroom. The lower level of the home, accessible through a separate side entry, presents a versatile space with a wet bar, a bedroom, and a den that could be used as a games room, office, or additional storage. The expansive yard, spanning the 4,941 sq/ft lot, is fully fenced in the back, providing an ideal space for families and children—whether they have two legs or four. The concrete driveway accommodates two vehicles comfortably, in addition to the convenience of the attached garage. With immediate possession available, don't miss the chance to schedule your private tour of this inviting home today. (id:6769)

4pc Bathroom 5.00 Ft x 8.00 Ft

Bedroom 11.08 Ft x 10.08 Ft

Bedroom 11.08 Ft x 11.58 Ft

Primary Bedroom 11.92 Ft x 16.08 Ft

3pc Bathroom 5.75 Ft x 6.08 Ft

Other 5.92 Ft x 6.33 Ft

Bedroom 10.25 Ft x 15.33 Ft

Laundry room 4.42 Ft x 9.08 Ft

Recreational, Games room 16.67 Ft x 9.17 Ft

Furnace 10.33 Ft x 9.83 Ft

2pc Bathroom 5.08 Ft x 4.67 Ft

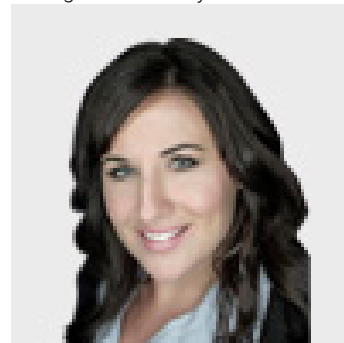
Dining room 11.08 Ft x 8.17 Ft

Family room 13.67 Ft x 10.50 Ft

Kitchen 16.75 Ft x 10.33 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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The Agency North Central Alberta

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**RE/MAX**

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Den 14.00 Ft x 9.83 Ft

Living room 11.08 Ft x 13.67 Ft