



# 292 Ermine Crescent Fort McMurray Alberta

\$489,900

Welcome to 292 Ermine Crescent, nestled along a coveted tree-lined stretch in Thickwood. Cherished by the same owners for over three decades, this home has been meticulously maintained and boasts a long list of professionally completed updates, including New Shingles (2022) and New Windows (2023), and now waiting for you to make it your own. Set on a generous lot with ample parking, a spacious yard, an oversized detached garage, and modern interior finishes, this property offers a rare opportunity to live in one of the most peaceful settings in the community. Upon arrival, a large concrete parking pad welcomes you, leading to the rear of the home where an oversized 28x20 detached garage awaits complete with a wood burning stove and 220 amp power. The 6,050 sq/ft fenced and landscaped lot affords some of the most captivating tree-lined views in the community. Step inside to discover a home transformed by a series of updates. Luxury vinyl plank floors grace the entryway, complemented by custom stair nosings guiding you into the main living space. All windows have been replaced (2023), including the oversized front window in the living room, inviting an abundance of natural light. The dining room features a new LED chandelier, while the kitchen, though predominantly original, remains in impeccable condition, reflecting meticulous care. Adjacent to the dining room, a bright and spacious addition awaits, featuring a built-in hot tub and windows that offer views of the surrounding natural beauty. The main level is also host to three bedrooms, including a sizeable primary with a two-piece ensuite bathroom, along with another updated four-piece bathroom. The lower level of the home boasts a unique yet functional layout, with two living areas one on each side of the stairs, each illuminated by large windows that minimize the basement feel. Two additional bedrooms and a newly re...

4pc Bathroom 5.00 Ft x 11.00 Ft

Bedroom 9.25 Ft x 11.00 Ft

Bedroom 9.00 Ft x 11.00 Ft

Family room 11.50 Ft x 14.50 Ft

Recreational, Games room 20.25 Ft x 12.67 Ft

Furnace 12.83 Ft x 11.00 Ft

Bedroom 9.17 Ft x 9.75 Ft

Bedroom 9.17 Ft x 9.67 Ft

Dining room 7.58 Ft x 12.08 Ft

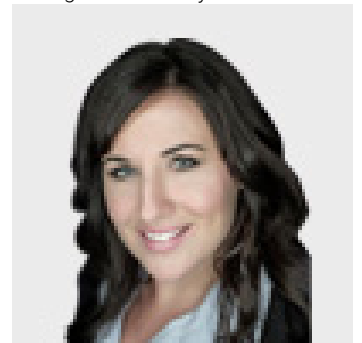
Kitchen 8.50 Ft x 11.92 Ft

Living room 12.08 Ft x 14.92 Ft

Bedroom 13.08 Ft x 12.00 Ft

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Listing Presented By:



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## RE/MAX<sup>®</sup>

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2pc Bathroom 5.50 Ft x 4.75 Ft  
4pc Bathroom 7.42 Ft x 6.75 Ft

Sunroom 15.25 Ft x 13.42 Ft