

\$339,900 - 217 Bird Crescent, Fort McMurray

MLS® #A2269743

\$339,900

7 Bedroom, 2.00 Bathroom, 1,251 sqft

Residential on 4659.00 Acres

Thickwood, Fort McMurray, Alberta

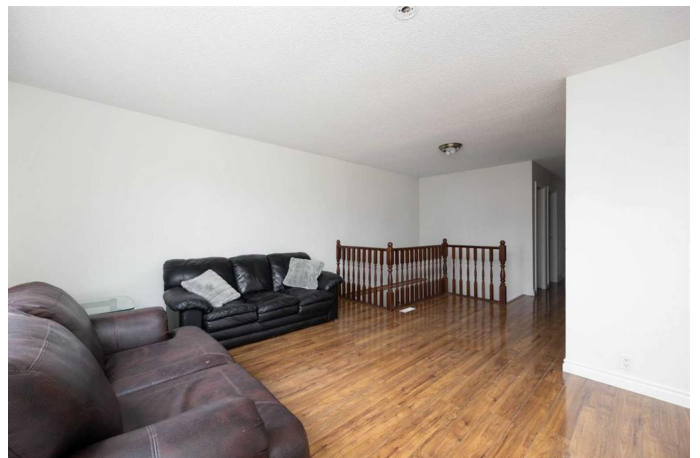
Welcome To This Spacious 7-Bedroom Home In The Heart Of Thickwood, Offering The Perfect Blend Of Comfort, Function, And Value. Ideal For Families Or Investors, This Property Includes A Fully Developed Basement With An Illegal Suite (As Per Realtor.ca Term), Featuring A Full Kitchen—An Excellent Mortgage Helper Or In-Law Setup.

The Main Floor Features A Huge Living Room With Large Windows, A Bright Kitchen With New Appliances, And 4 Good-Sized Bedrooms With A Recently Renovated Full Bath.

With 1,250 Sq. Ft. On The Main Floor, The Home Offers Plenty Of Space For Comfortable Family Living. The Basement Includes 3 Additional Bedrooms, A Second Living/Rec Room With Gas Fireplace, Custom Built-Ins, And A Full Kitchen With Raised Panel Maple Cabinetry—Perfect For Extended Family Or Rental Use.

Recent Upgrade Includes Fresh Paint Throughout. The Fenced And Landscaped Yard Features Raspberry Bushes, A Sunny Patio, And Ample Parking With A Double-Wide Driveway Plus RV Parking.

Located In A Central Thickwood Location, Close To Schools, Amenities, And The YMCA, This Home Is Move-In Ready With Strong Income Potential And Exceptional Value.



Built in 1980

Essential Information

MLS® #	A2269743
Price	\$339,900
Bedrooms	7
Bathrooms	2.00
Full Baths	2
Square Footage	1,251
Acres	4,659.00
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	217 Bird Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4T4

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Driveway, Parking Pad, RV Access/Parking, Multiple Driveways

Interior

Interior Features	Kitchen Island, See Remarks, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	12
Zoning	R1S

Listing Details

Listing Office	RE/MAX Connect
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