



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

**341 Bird Crescent
Fort McMurray, Alberta**

MLS # A2313140



\$439,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	959 sq.ft.	Age:	1980 (46 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Driveway, Heated Garage, Pa		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane, Back Yard, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Crown Molding, Granite Counters, See Remarks, Vinyl Windows		

Inclusions: Fridge, Stove, Dishwasher, Microwave, Washer, Dryer, all window coverings, Shelves in primary bedroom, doors for pink bedroom closet, living room tv mount, Shelves in nursery, (Garage) Fridge, heater, shelves and cabinets, work bench, red tire rack. (Outdoor) fireplace bricks, lights around fire area.

DETACHED DOUBLE HEATED GARAGE! 5 BEDROOMS! LOADS OF RENOVATIONS! Welcome to 341 Bird Crescent—This beautifully updated home offers an inviting open-concept main floor featuring a spacious living room with hardwood flooring that flows seamlessly into the renovated kitchen, complete with ample cabinet and counter space, stainless steel appliances, and a gas stove replaced in 2026. The main level also includes two generous bedrooms, including a primary bedroom with a walk-in closet, and is highlighted by a stunning, recently renovated full bathroom showcasing a massive tiled stand-up shower with dual shower heads. The fully developed basement offers incredible additional living space with three large bedrooms, another full bathroom, a functional laundry/utility room with extra countertop space and sink, and plenty of storage throughout. Outside, enjoy a fully fenced and landscaped yard, a large back deck perfect for entertaining, and a double detached heated garage that comes with 240V power, 10ft ceilings, and convenient back alley access. The front of the home features a concrete driveway for additional parking. Notable upgrades include A/C, windows (2015), furnace (2010), hot water tank (2025), shingles on the house (2023), garage shingles (2015), and carpet (2022—2023). This move-in ready home has it all—call now to book your personal showing!