



GRASSROOTS
REALTY GROUP

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**110 Bird Crescent
Fort McMurray, Alberta**

MLS # A2318689



\$410,000

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,045 sq.ft.	Age:	1980 (46 yrs old)
Beds:	3	Baths:	2
Garage:	Asphalt, Single Garage Attached		
Lot Size:	0.12 Acre		
Lot Feat:	Backs on to Park/Green Space		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Ceramic Tile, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Vinyl Siding	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, Stove, Dishwasher, Stove, Washer, Dryer, Window coverings, Garage door opener and remote, Security System (with free app), & Shed.

Welcome to 110 Bird Crescent, tucked away on a quiet street in the heart of Thickwood and backing directly onto a park, offering the privacy and peaceful setting that so many buyers are searching for. This move-in ready home features 3 bedrooms, 2 bathrooms, and a single attached garage, making it the perfect fit for families, first-time buyers, or anyone looking for a well-maintained home in an established neighborhood close to schools, shopping, parks, and walking trails. The bright and functional layout offers comfortable living on every level, while the large recreation room provides excellent flexibility and could easily accommodate a 4th bedroom if desired. Recent updates include new basement carpet and a new hot water tank, both completed in 2024. Outside, you'll love the private backyard backing directly onto the park, creating a peaceful outdoor retreat with no rear neighbors. There is plenty of parking available in the driveway, along with a wired shed complete with power, perfect for storage, hobbies, or a workshop. For added peace of mind, the home also includes a built-in security camera system that can be monitored through a free mobile app. Private, park-backing homes at this price point don't come along often. If you've been searching for a quiet location with no rear neighbors and direct access to greenspace, this is one you won't want to miss.