



GRASSROOTS
REALTY GROUP

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**122 Bird Crescent
Fort McMurray, Alberta**

MLS # A2331645



\$369,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,006 sq.ft.	Age:	1980 (46 yrs old)
Beds:	4	Baths:	2
Garage:	Single Garage Attached		
Lot Size:	0.11 Acre		
Lot Feat:	Back Yard		

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

Inclusions: N/A

Welcome to 122 Bird Crescent, located in the heart of Thickwood. This bi-level home offers just over 1,000 sq. ft. of living space above grade, featuring four bedrooms and two full bathrooms. The main floor includes two bedrooms, a functional kitchen, dining area, and a bright living room. Downstairs, you'll find two additional bedrooms, a full bathroom, laundry, and a spacious recreation room. One of the key features of this property is the yard. Enjoy an amazing front yard offering excellent curb appeal, along with a fully fenced backyard featuring a composite deck and no homes directly behind, providing added privacy and beautiful green-space views. The property also includes a single attached garage and front driveway for convenient parking. Listed at an amazing price, this home is a great opportunity for a first-time buyer, growing family, or investor. Call today for your personal showing!