\$385,000 - 234 Bird Crescent, Fort McMurray

MLS® #A2218924

\$385,000

5 Bedroom, 3.00 Bathroom, 1,286 sqft Residential on 0.10 Acres

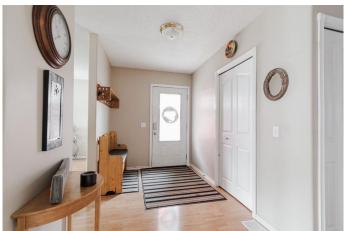
Thickwood, Fort McMurray, Alberta

Welcome to 234 Bird Crescent, a lovingly maintained five-bedroom bungalow that has been cared for by the same owners for over 24 years. Boasting pride of ownership throughout, this turnkey home features warm, neutral finishes, a versatile basement with a full kitchen and separate entrance, a landscaped backyard complete with a hot tub, and a peaceful location on a quiet street with no through trafficâ€"just steps from schools and walking paths.

A long driveway provides parking for up to four vehicles, with plenty of space for your camper or recreational toys. Inside, you're greeted by a generous entryway that opens into a bright and spacious living room, seamlessly connected to the dining area and kitchen beyond. The kitchen, updated in 2013, offers abundant storage with cabinets that extend to the ceiling, a large corner pantry, and extensive counter space. Stainless steel appliances, including a gas stove, are all in pristine condition, making this kitchen as functional as it is welcoming.

Down the hallway, you'll find an updated four-piece bathroom followed by two well-proportioned bedrooms. The primary suite sits at the end of the hall, offering ample space for a king-sized bed, a large closet, and a private three-piece ensuite. With no carpet anywhere on the main level, the entire space feels warm, clean, and inviting.







The basement is a standout feature of this home, offering a separate entrance that leads to a fully developed lower levelâ€"ideal for multi-generational living or extra income. A large utility room at the base of the stairs houses the laundry area and offers additional storage, along with a new 50-gallon hot water tank installed in 2020. The spacious basement includes a full kitchen, a cozy living area warmed by a pellet stove for efficient year-round comfort, two additional bedrooms, and another four-piece bathroom. Most of the furniture in the basement can stay, making it ready for immediate use.

Step outside into a backyard designed for relaxation and entertaining. Enjoy sunny afternoons on the large deck, unwind in the hot tub, or fire up the grill with a convenient gas line already in place. The fully fenced yard is perfect for pets, children, and private gatherings alike.

With its functional layout, immaculate condition, and unbeatable location, 234 Bird Crescent offers everything you need in a forever home. Schedule your private tour today.

Built in 1980

Essential Information

MLS® # A2218924 Price \$385,000

Bedrooms 5

Bathrooms 3.00

Full Baths 3

Square Footage 1,286 Acres 0.10

Year Built 1980

Type Residential

Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 234 Bird Crescent

Subdivision Thickwood

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 4T3

Amenities

Parking Spaces 4

Parking Driveway, Parking Pad

Interior

Interior Features Crown Molding, Laminate Counters, Separate Entrance

Appliances Microwave, Refrigerator, Stove(s), Washer/Dryer

Heating Forced Air

Cooling None
Fireplace Yes
of Fireplaces 1

Fireplaces Gas

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features BBQ gas line

Lot Description Back Yard, Standard Shaped Lot

Roof Asphalt Shingle Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed May 9th, 2025

Days on Market 3
Zoning R1S

Listing Details

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.