

\$465,000 - 149 Ermine Crescent, Fort McMurray

MLS® #A2192279

\$465,000

3 Bedroom, 3.00 Bathroom, 1,108 sqft
Residential on 0.19 Acres

Thickwood, Fort McMurray, Alberta

Welcome to this beautifully renovated bungalow, perfectly situated on an expansive 8,300+ SQFT lot tucked away in a quiet Thickwood neighborhood. This charming overlooks a serene treed greenbelt and offers direct access to the Birchwood Trails, making it a nature lover's dream! The beautifully designed mudroom offers sleek white cabinetry with ample storage, including spacious upper cabinets and convenient lower drawers, perfect for keeping your belongings organized. A stunning natural wood bench with a live edge adds both functionality and a touch of rustic charm, offering a comfortable spot to sit while putting on or taking off shoes.

Enjoy the all new spacious kitchen with tastefully designed two tone cabinets, offering abundant cupboard and counter space, a pantry, and modern amenities such as a gas stove, pot filler, and a convenient pull-out drawer for garbage & another pull out for spices. The large living room is flooded with natural light, creating a warm and inviting atmosphere. On the main level you will find two more bedrooms, the primary with walk in closet and two piece ensuite. Another great sized bedroom, and a full bathroom. The entire main level boasts new flooring, creating a contemporary feel throughout. The fully finished basement offers additional living space, including a rec room, perfect for entertainment or relaxation, a full bathroom, a laundry room complete with a laundry sink, and two additional rooms. There is plenty of



parking space, including a detached heated garage. The huge, fully fenced backyard is a private oasis featuring mature trees, a large deck, a fire pit, and a spacious garden. It's perfect for outdoor entertaining or simply relaxing in your own slice of paradise. Additional highlights include a brand new roof (2024), new trim and stone (2023), new air conditioning (2022), a new humidifier (2024) and the list continues, with great curb appeal that makes a lasting first impression. Don't miss out on this incredible opportunity to own a newly renovated home in a prime location. Schedule your viewing today!

Built in 1979

Essential Information

MLS® #	A2192279
Price	\$465,000
Bedrooms	3
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,108
Acres	0.19
Year Built	1979
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	149 Ermine Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4M7

Amenities

Parking Spaces 4
Parking Off Street

Interior

Interior Features Bar, No Smoking Home, Open Floorplan, Pantry, Walk-In Closet(s)
Appliances Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, Washer/Dryer
Heating Forced Air
Cooling Central Air
Fireplace Yes
of Fireplaces 1
Fireplaces Electric
Has Basement Yes
Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard, Storage
Lot Description Private
Roof Asphalt Shingle
Construction Vinyl Siding, Concrete
Foundation Poured Concrete

Additional Information

Date Listed February 6th, 2025
Days on Market 93
Zoning R1

Listing Details

Listing Office EXP REALTY

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