

\$445,000 - 121 Bird Crescent, Fort McMurray

MLS® #A2241907

\$445,000

5 Bedroom, 3.00 Bathroom, 1,199 sqft

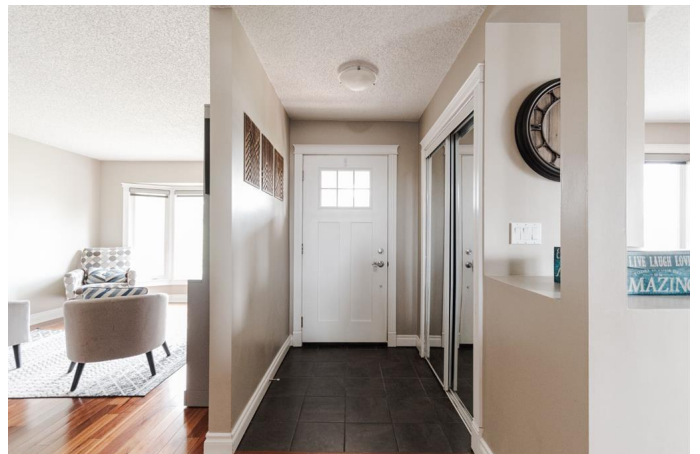
Residential on 0.12 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 121 Bird Crescent: Turn-key and full of value, this beautifully maintained property offers a detached garage, two car driveway plus RV parking—all tucked into a charming Thickwood neighbourhood close to schools and many great amenities. With numerous updates inside and out, this home is move-in ready and waiting for its next owners. The curb appeal immediately stands out with a stone path leading to the new front deck (2021)—perfect for relaxing or entertaining—along with updated shingles (2023) and new front windows (2023) that enhance the home's refreshed exterior. Inside, a tiled entry leads to a warm and inviting living and dining area. A modern chandelier adds a stylish touch, while the kitchen offers excellent storage and prep space with custom cabinetry with slide-outs, mosaic tile backsplash, and stainless steel appliances—all in meticulous condition and one of the seller's favourite spaces in the home.

Upstairs, the top level features three generous bedrooms, including a spacious primary with room for a king bed, two closets, and a five-piece bathroom with dual sinks next to them all.

The first level below grade of this spacious four level split boasts a bright family room with luxury vinyl plank flooring and fresh paint (2023) for a clean, modern feel. A fourth bedroom and a two-piece bathroom are located here, along with access to the fully



fenced pie-shaped yard—ideal for guests or convenient entry for those using the garage or rear parking area.

The basement level offers a fifth bedroom, a n incredible renovated bathroom with a glass walk-in shower, and a dedicated laundry area. Additional features include a water softener, updated hot water tank (2021), electrical upgrades, and a 220V plug in the garage—making it functional for hobbyists or added utility.

This is an incredible opportunity to own a detached home in pristine condition with room for everyone, plus space for all your vehicles and toys—at a price point that’s hard to beat. Schedule your private showing today.

Built in 1980

Essential Information

MLS® #	A2241907
Price	\$445,000
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,199
Acres	0.12
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

Community Information

Address	121 Bird Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta

Postal Code T9H 4T1

Amenities

Parking Spaces 5

Parking Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Garage Faces Rear, Heated Garage, Insulated, Parking Pad, RV Access/Parking, Side By Side, 220 Volt Wiring, RV Gated

of Garages 2

Interior

Interior Features Double Vanity, Laminate Counters, No Smoking Home, Open Floorplan, Separate Entrance, Storage, Vinyl Windows, Walk-In Closet(s)

Appliances Central Air Conditioner, Dishwasher, Garage Control(s), Microwave, Refrigerator, Stove(s), Washer/Dryer, Window Coverings

Heating Forced Air

Cooling Central Air

Has Basement Yes

Basement Exterior Entry, Finished, Full

Exterior

Exterior Features Lighting, Rain Gutters

Lot Description Back Yard, Front Yard, Landscaped, Lawn, Pie Shaped Lot

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed July 23rd, 2025

Days on Market 11

Zoning R1S

Listing Details

Listing Office The Agency North Central Alberta

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.