

# \$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, Refrigerator, Washer/Dryer, Gas Stove
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

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

### **Additional Information**

Date Listed	February 6th, 2025
Days on Market	73
Zoning	R1

### **Listing Details**

Listing Office	EXP REALTY
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