

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

MLS® #A2241907

**\$445,000**

5 Bedroom, 3.00 Bathroom, 1,731 sqft

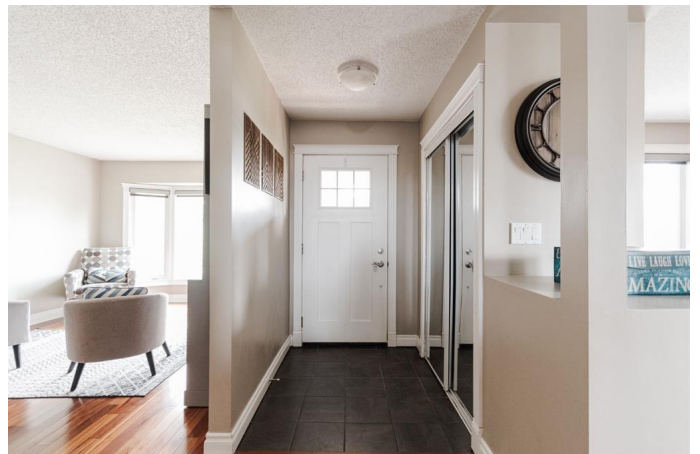
Residential on 0.12 Acres

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 yardâ€”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 garageâ€”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 toysâ€”at a price point thatâ€™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	1,731
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 220 Volt Wiring, Alley Access, Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, Insulated, Parking Pad, RV Access/Parking, RV Gated, Garage Faces Rear, Side By Side

# 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 4

Zoning R1S

### Listing Details

Listing Office The Agency North Central Alberta

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