

\$339,900 - 217 Bird Crescent, Fort McMurray

MLS® #A2269743

\$339,900

7 Bedroom, 2.00 Bathroom, 1,251 sqft

Residential on 4659.00 Acres

Thickwood, Fort McMurray, Alberta

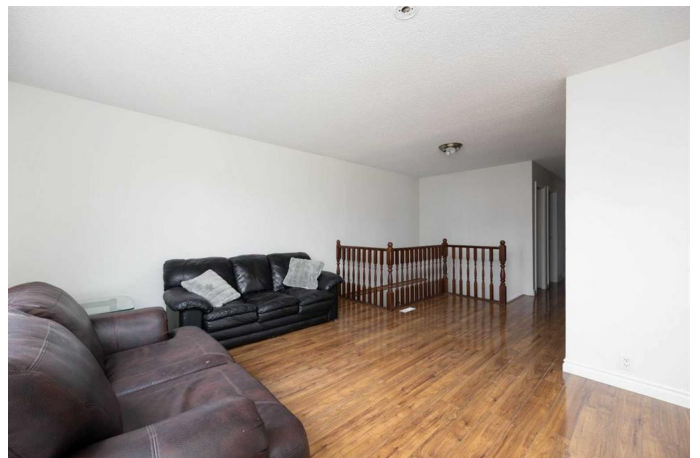
Welcome To This Spacious 7-Bedroom Home In The Heart Of Thickwood, Offering The Perfect Blend Of Comfort, Function, And Value. Ideal For Families Or Investors, This Property Includes A Fully Developed Basement With An Illegal Suite (As Per Realtor.ca Term), Featuring A Full Kitchen—An Excellent Mortgage Helper Or In-Law Setup.

The Main Floor Features A Huge Living Room With Large Windows, A Bright Kitchen With New Appliances, And 4 Good-Sized Bedrooms With A Recently Renovated Full Bath.

With 1,250 Sq. Ft. On The Main Floor, The Home Offers Plenty Of Space For Comfortable Family Living. The Basement Includes 3 Additional Bedrooms, A Second Living/Rec Room With Gas Fireplace, Custom Built-Ins, And A Full Kitchen With Raised Panel Maple Cabinetry—Perfect For Extended Family Or Rental Use.

Recent Upgrade Includes Fresh Paint Throughout. The Fenced And Landscaped Yard Features Raspberry Bushes, A Sunny Patio, And Ample Parking With A Double-Wide Driveway Plus RV Parking.

Located In A Central Thickwood Location, Close To Schools, Amenities, And The YMCA, This Home Is Move-In Ready With Strong Income Potential And Exceptional Value.



Built in 1980

Essential Information

MLS® #	A2269743
Price	\$339,900
Bedrooms	7
Bathrooms	2.00
Full Baths	2
Square Footage	1,251
Acres	4,659.00
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	217 Bird Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4T4

Amenities

Parking Spaces	6
Parking	Concrete Driveway, Driveway, Parking Pad, RV Access/Parking, Multiple Driveways

Interior

Interior Features	Kitchen Island, See Remarks, Soaking Tub
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, Stove(s), Washer
Heating	Forced Air, Natural Gas
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Gas
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Storage
Lot Description	Back Yard, Cul-De-Sac, Few Trees, Landscaped
Roof	Asphalt Shingle
Construction	Aluminum Siding, Concrete, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	November 7th, 2025
Days on Market	1
Zoning	R1S

Listing Details

Listing Office	RE/MAX Connect
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