

# \$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	78
Zoning	R1

### Listing Details

Listing Office	EXP REALTY
----------------	------------

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.