

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

### Exterior

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

### Additional Information

|                |                    |
|----------------|--------------------|
| Date Listed    | February 6th, 2025 |
| Days on Market | 99                 |
| Zoning         | R1                 |

### Listing Details

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

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