# \$449,000 - 128 Ermine Crescent, Fort McMurray

MLS® #A2214423

### \$449,000

4 Bedroom, 2.00 Bathroom, 1,063 sqft Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 128 Ermine Crescent, Where Absolute Serenity Meets everyday Convenience! Nestled on a spacious 6,050 sq ft greenbelt lot backing directly onto the breathtaking Birchwood Trails, this home offers the peaceful lifestyle you've been dreaming of. Located in the highly sought-after neighborhood of Thickwood, this property is ideal for families, nature lovers, and anyone looking for a blend of privacy and accessibility.

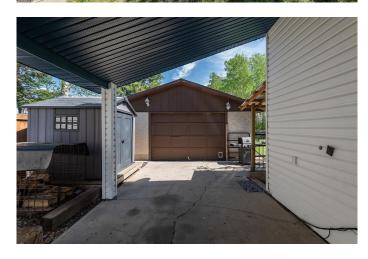
This charming bungalow features 4 spacious bedrooms and 2 fully upgraded bathrooms, offering plenty of room for the growing family. The main floor boasts beautiful wood flooring throughout, a bright and open retro-style kitchen with a huge island, and a cozy wood-burning fireplace perfect for chilly evenings. The primary bedroom offers direct access to the back deck and panoramic greenbelt views.

Downstairs, the fully developed basement includes a massive rec room, a full second kitchen, a wood stove, a renovated bathroom, a den, and a separate walkout entrance leading to a concrete patioâ€"ideal for extended family, guests, or potential rental income. This home also offers a heated double detached garage, RV parking, and a huge carport, providing ample space for all your vehicles and toys.

Outside, enjoy your private backyard oasis







complete with a fire pit, garden area, newer fencing, and unbeatable views. The 84 ft driveway can easily accommodate up to 6 vehicles, making it perfect for families with multiple cars or hosting guests. Plus, you're just minutes from top-rated schools, bus stops, the dog park, and all the amenities at Stone Creek Landing.

Don't miss this rare opportunity to own a true greenbelt gem in one of Fort McMurray's most desirable areas!

Built in 1979

#### **Essential Information**

MLS® # A2214423 Price \$449.000

Bedrooms 4
Bathrooms 2.00

Full Baths 2

Square Footage 1,063 Acres 0.14

Year Built 1979

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

# **Community Information**

Address 128 Ermine Crescent

Subdivision Thickwood

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 4M6

#### **Amenities**

Parking Spaces 6

Parking Double Garage Detached, Heated Garage, Insulated, RV

Access/Parking, Attached Carport

# of Garages 2

#### Interior

Interior Features Kitchen Island, Laminate Counters, Separate Entrance, Soaking Tub

Appliances Dishwasher, Microwave, Stove(s), Washer, Washer/Dryer, Electric Oven

Heating Fireplace(s), Forced Air, Natural Gas

Cooling None Fireplace Yes

Fireplaces Wood Burning, Brick Facing

1

Has Basement Yes

# of Fireplaces

Basement Exterior Entry, Finished, Full, Suite, Walk-Out

#### **Exterior**

Exterior Features Garden, Private Yard, RV Hookup

Lot Description Backs on to Park/Green Space, Garden, Greenbelt, Landscaped, Views

Roof Asphalt Shingle

Construction Vinyl Siding, Wood Frame

Foundation Wood

#### **Additional Information**

Date Listed April 23rd, 2025

Days on Market 20

Zoning -

## **Listing Details**

Listing Office RE/MAX Connect

Data is supplied by Pillar 9â,¢ MLS® System. Pillar 9â,¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â,¢. The trademarks MLS®, Multiple Listing Service® 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.