

**361 Bird Crescent
Fort McMurray, Alberta**

MLS # A2147344



\$339,900

Division:	Thickwood		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,279 sq.ft.	Age:	1980 (44 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.10 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Vinyl	Sewer:	-
Roof:	Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1S
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, Separate Entrance		

Inclusions: AS IS WHERE IS

Welcome to 361 Bird Crescent. The exterior of this home boast attractive curb appeal and is surprisingly spacious inside! Located on a quiet street in Thickwood, very close to Westwood High School and Westview Elementary, Ron Morgan Baseball Park, and playgrounds; the location couldn't be any more convenient. With some sweat equity and a keen eye, this property has tons of potential. The upper level offers 2 bedrooms and a full bathroom, a large living room area with a gas fireplace, a spacious kitchen with extended cabinetry into the dining room. The lower level features a SEPARATE BASEMENT ENTRANCE AND KITCHEN, rec room, and another bedroom and and bathroom. There's even a detached double garage and extra driveway parking via alley access, plus a patio to relax and enjoy the outdoors. Property is being sold 'as is where is, no warranties or representations are being made'.