

225 Ermine Crescent  
Fort McMurray, Alberta

MLS # A2150420



## \$349,700

<b>Division:</b>	Thickwood		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,183 sq.ft.	<b>Age:</b>	1978 (46 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Double Garage Detached, Off Street, Parking Pad		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Lawn		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Wood	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** SOLD AS IS WHERE IS

Located on a quiet street in Thickwood close to schools, greenbelt, sports fields, parks, Thickwood Arena, Westwood high school, shopping, grocery stores & many other amenities. The main floor offers, 3 bedrooms and 2 full bathrooms including a 3 PC ensuite bathroom. Downstairs you'll find 2 more bedrooms and an oversized rec room with gas fireplace and wet bar. This property has a double detached garage and a long concrete driveway for plenty of parking. SOLD AS IS WHERE IS!