# \$499,900 - 237 Ermine Crescent, Fort McMurray

MLS® #A2240856

## \$499,900

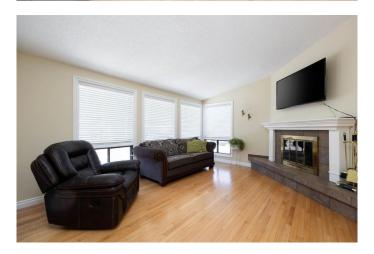
6 Bedroom, 3.00 Bathroom, 1,449 sqft Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Welcome to this spacious 6-bedroom family home in the highly sought-after Thickwood neighborhoodâ€"perfectly situated near schools, shopping, parks, and walking trails for ultimate convenience!The moment you enter, you're greeted by warm hardwood floors (2016) that flow throughout the main level. The heart of the home is an inviting living room, where a crackling wood-burning fireplace is amazing for cozy evenings. while this white kitchen ample counter space and cabinetry, ideal for both everyday meals and entertaining. Upstairs you have 3 nice size bedrooms perfect for a growing family. This home is much larger than you think. Being a split level home you have over 2500 sqft of living space. lower level offers a additional 3 bedrooms and a over sized REC room that could easily transform into a home theatre, game room, or fitness space. Outdoor Living at Its Finest. Step outside to your own private paradise: • A spacious deck for summer barbecues • A soothing hot tub • A fully fenced yard with room to play • practical 21.5' x 15.5' detached garage for vehicles and storage. Peace of Mind Updates New siding, roof, and attic insulation (2016) Hot water tank (2020) • Fresh carpeting (2016) Located moments from top-rated schools, shopping centers, and scenic trails, this home offers the perfect balance of tranquility and convenience. Whether you're raising a family or simply appreciate a well-connected neighbourhood, this location delivers. Contact today to







#### Built in 1978

#### **Essential Information**

MLS® # A2240856 Price \$499,900

Bedrooms 6
Bathrooms 3.00
Full Baths 2
Half Baths 1

Square Footage 1,449
Acres 0.15
Year Built 1978

Type Residential
Sub-Type Detached
Style 2 Storey
Status Active

# **Community Information**

Address 237 Ermine Crescent

Subdivision Thickwood

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code t9h4m7

#### **Amenities**

Parking Spaces 2

Parking Double Garage Detached

# of Garages 2

#### Interior

Interior Features High Ceilings

Appliances Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s),

Washer/Dryer, Window Coverings

Heating Forced Air

Cooling None Fireplace Yes

# of Fireplaces

Fireplaces Wood Burning

Has Basement Yes

Basement Finished, Full

### **Exterior**

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction Vinyl Siding

Foundation Poured Concrete

## **Additional Information**

Date Listed July 17th, 2025

Days on Market 104 Zoning R1

# **Listing Details**

Listing Office EXP REALTY

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