

# \$519,000 - 241 Ermine Crescent, Fort McMurray

MLS® #A2211977

**\$519,000**

4 Bedroom, 3.00 Bathroom, 1,157 sqft

Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

RENOVATIONS COMPLETE! DOUBLE DETACHED HEATED GARAGE! Welcome to 241 Ermine Crescent—a beautifully updated 4-bedroom, 3-bathroom home nestled on a quiet street in the heart of Thickwood. Perfectly combining comfort, style, and functionality, this home offers an abundance of living space across a 4-level split, making it ideal for growing families. Step inside to discover a cozy living room with brand new vinyl plank flooring, perfect for relaxing or entertaining guests while sitting by the newer electric fireplace. The updated kitchen—shines with tile flooring, ample counter and cabinet space, and includes s/s appliances. Upstairs, you’ll find a spacious primary bedroom complete with a private 2-piece ensuite, along with two additional bedrooms and an additional full bathroom. The lower levels feature even more space, including a fourth bedroom, another 3-piece bathroom, an abundance of storage, and a large rec room—perfect for movie nights, a playroom, or a home gym. Outside you will find a FENCED LANDSCAPED YARD which includes newer planter boxes and dog run. The DETACHED HEATED 24ft X 26ft garage offers plenty of room for winter parking. Other updates include: siding/windows/shingles (2016), Hot water tank (2018), electric fireplace (2019), vinyl plank living room (2019), newer paint (walls and trim), flat white ceiling (2019), dishwasher (2021), blinds in rec room and main level



(2018). Call now to book your private showing.

Built in 1978

### Essential Information

MLS® #	A2211977
Price	\$519,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,157
Acres	0.14
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	4 Level Split
Status	Active

### Community Information

Address	241 Ermine Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 4M7

### Amenities

Parking Spaces	6
Parking	Double Garage Detached, Driveway, Garage Door Opener
# of Garages	2

### Interior

Interior Features	No Smoking Home, See Remarks
Appliances	Central Air Conditioner, Dishwasher, Microwave, Refrigerator, Washer/Dryer, Electric Oven
Heating	Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Electric
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Entrance, Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	April 16th, 2025
Days on Market	27
Zoning	R1

### **Listing Details**

Listing Office	ROYAL LEPAGE BENCHMARK
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