

# \$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, Electric Oven, Microwave, Refrigerator, Washer/Dryer |
| 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 | 15               |
| Zoning         | R1               |

### Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | ROYAL LEPAGE BENCHMARK |
|----------------|------------------------|

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