

# \$479,900 - 229 Ermine Crescent, Fort McMurray

MLS® #A2206775

## \$479,900

4 Bedroom, 3.00 Bathroom, 2,392 sqft  
Residential on 0.16 Acres

Thickwood, Fort McMurray, Alberta

For more information, please click Brochure button.

This beautifully designed home offers a spacious and functional layout, featuring four bedrooms, an office, and 2.5 bathrooms—perfect for a growing family. Thoughtfully designed for comfortable everyday living, it provides ample space to create lasting memories. The property includes a 24x20 garage heated by a wood stove, two storage sheds, a generously sized fenced backyard, and a custom-built hot tub room for ultimate relaxation. Permanent soffit LED lighting adds both style and convenience. Situated on a quiet street facing the greenbelt, this home is just minutes from schools, playgrounds, and shopping. With plenty of onsite and street parking, it's an ideal place to call home.



Built in 1981

### Essential Information

MLS® #	A2206775
Price	\$479,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	2,392
Acres	0.16

Year Built 1981  
 Type Residential  
 Sub-Type Detached  
 Style 4 Level Split  
 Status Active

**Community Information**

Address 229 Ermine Crescent  
 Subdivision Thickwood  
 City Fort McMurray  
 County Wood Buffalo  
 Province Alberta  
 Postal Code T9H 4M7

**Amenities**

Parking Spaces 6  
 Parking Double Garage Detached, Pa  
 # of Garages 2

**Interior**

Interior Features Ceiling Fan(s), No Animal H  
 Tub, Storage, Vinyl Windows  
 Appliances Dishwasher, Dryer, Electric  
 Microwave, Microwave H  
 Washer/Dryer, Window Cove  
 Heating Fireplace(s), Forced Air, Natu  
 Cooling Other  
 Fireplace Yes  
 # of Fireplaces 1  
 Fireplaces Wood Burning  
 Has Basement Yes  
 Basement Finished, Full

**Exterior**

Exterior Features Fire Pit, Garden, Lighting, Pri  
 Lot Description Back Yard, Front Yard, Green  
 Gentle Sloping  
 Roof Asphalt  
 Construction Brick, Concrete, Vinyl Siding, Wood Frame, Manufactured Floor Joist,  
 Shingle Siding



Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 28th, 2025

Days on Market      7

Zoning                 R1

### **Listing Details**

Listing Office         Easy List Realty

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