

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

MLS® #A2206775

## \$479,900

4 Bedroom, 3.00 Bathroom, 1,774 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	1,774
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, Private Yard
Lot Description	Back Yard, Front Yard, Gen Greenbelt, Private
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                80  
Zoning                              R1

**Listing Details**

Listing Office                    Easy List Realty

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