

\$469,000 - 137 Bird Crescent, Fort McMurray

MLS® #A2265902

\$469,000

4 Bedroom, 2.00 Bathroom, 1,206 sqft

Residential on 0.09 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 137 Bird Crescent, a beautifully updated 4-bedroom plus den, 2-bathroom bungalow offering over 2000 sq/ft of living space and a location that's just a stone's throw from local parks, schools, shopping, and the incredible birchwood trails! As you enter the foyer, you're greeted by a bright and inviting living room with a large front window that fills the space with natural light, flowing seamlessly into the dining area, perfect for family gatherings. The updated kitchen features white subway tile backsplash, high-end appliances, a gas stove, and custom built-in cabinetry that leads directly to the 3-season screened-in area, ideal for relaxing or entertaining during warmer months. With three bedrooms up and a full bathroom the main level is complete with everything you need! This home has been renovated top to bottom, showcasing new shingles on the house (2024), Hardi Plank siding, updated windows, a new hot water tank (2024), washer and dryer (2023), and new hooded microwave (2025). The lower level offers an oversized rec room, wet bar, fourth bedroom, den, and a full bathroom, providing the perfect space for guests or cozy movie nights. Outside you'll find a detached heated garage, paved driveway, and a fully fenced, landscaped backyard, a great spot for kids, pets, or weekend BBQs. Additional features include central A/C and a quiet family-friendly street. Move-in ready and beautifully upgraded. Book your showing today!



Built in 1980

Essential Information

MLS® #	A2265902
Price	\$469,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,206
Acres	0.09
Year Built	1980
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	137 Bird Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H4T1

Amenities

Parking Spaces	2
Parking	Single Garage Detached
# of Garages	1

Interior

Interior Features	Built-in Features, Wet Bar
Appliances	Central Air Conditioner, Dishwasher, Gas Stove, Microwave Hood Fan, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	October 21st, 2025
Zoning	R1S

Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.