

# \$414,900 - 128 Ermine Crescent, Fort McMurray

MLS® #A2243172

**\$414,900**

4 Bedroom, 2.00 Bathroom, 1,063 sqft  
Residential on 0.14 Acres

Thickwood, Fort McMurray, Alberta

Welcome to 128 Ermine Crescent, Where Absolute Serenity Meets everyday Convenience! Nestled on a spacious 6,050 sq ft greenbelt lot backing directly onto the breathtaking Birchwood Trails, this home offers the peaceful lifestyle you've been dreaming of. Located in the highly sought-after neighborhood of Thickwood, this property is ideal for families, nature lovers, and anyone looking for a blend of privacy and accessibility.

This Charming Bungalow features 4 spacious bedrooms and 2 fully upgraded bathrooms, offering plenty of room for the growing family. The main floor boasts beautiful wood flooring throughout, a bright and open retro-style kitchen with a huge island, and a cozy wood-burning fireplace perfect for chilly evenings. The primary bedroom offers direct access to the back deck and panoramic greenbelt views.

Downstairs, the fully developed basement includes a massive rec room, a full second kitchen, a wood stove, a renovated bathroom, a den, and a separate walkout entrance leading to a concrete patio—ideal for extended family, guests, or potential rental income. This home also offers a heated double detached garage, RV parking, and a huge carport, providing ample space for all your vehicles and toys.

Outside, enjoy your private backyard oasis



complete with a fire pit, garden area, newer fencing, and unbeatable views. The 84 ft driveway can easily accommodate up to 6 vehicles, making it perfect for families with multiple cars or hosting guests. Plus, you're just minutes from top-rated schools, bus stops, the dog park, and all the amenities at Thickwood.

Don't miss this rare opportunity to own a true greenbelt gem in one of Fort McMurray's most desirable areas!

Built in 1979

Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2243172    |
| Price          | \$414,900   |
| Bedrooms       | 4           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 1,063       |
| Acres          | 0.14        |
| Year Built     | 1979        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

Community Information

|             |                     |
|-------------|---------------------|
| Address     | 128 Ermine Crescent |
| Subdivision | Thickwood           |
| City        | Fort McMurray       |
| County      | Wood Buffalo        |
| Province    | Alberta             |
| Postal Code | T9H 4M6             |

Amenities

|                |        |        |           |        |         |            |    |  |  |
|----------------|--------|--------|-----------|--------|---------|------------|----|--|--|
| Parking Spaces | 6      |        |           |        |         |            |    |  |  |
| Parking        | Double | Garage | Detached, | Heated | Garage, | Insulated, | RV |  |  |

|              |                                  |
|--------------|----------------------------------|
|              | Access/Parking, Attached Carport |
| # of Garages | 2                                |

### Interior

|                   |                                                                      |
|-------------------|----------------------------------------------------------------------|
| Interior Features | Kitchen Island, Laminate Counters, Separate Entrance, Soaking Tub    |
| Appliances        | Dishwasher, Electric Oven, Microwave, Stove(s), Washer, Washer/Dryer |
| Heating           | Fireplace(s), Forced Air, Natural Gas                                |
| Cooling           | None                                                                 |
| Fireplace         | Yes                                                                  |
| # of Fireplaces   | 1                                                                    |
| Fireplaces        | Brick Facing, Wood Burning                                           |
| Has Basement      | Yes                                                                  |
| Basement          | Full                                                                 |

### Exterior

|                   |                                                                    |
|-------------------|--------------------------------------------------------------------|
| Exterior Features | Garden, Private Yard, RV Hookup                                    |
| Lot Description   | Backs on to Park/Green Space, Garden, Greenbelt, Landscaped, Views |
| Roof              | Asphalt Shingle                                                    |
| Construction      | Vinyl Siding, Wood Frame                                           |
| Foundation        | Wood                                                               |

### Additional Information

|                |                 |
|----------------|-----------------|
| Date Listed    | July 24th, 2025 |
| Days on Market | 119             |
| Zoning         | -               |

### Listing Details

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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