

# \$499,900 - 237 Ermine Crescent, Fort McMurray

MLS® #A2240856

**\$499,900**

6 Bedroom, 3.00 Bathroom, 1,449 sqft

Residential on 0.15 Acres

Thickwood, Fort McMurray, Alberta

Welcome to this spacious 6-bedroom family home in the highly sought-after Thickwood neighborhood—perfectly situated near schools, shopping, parks, and walking trails for ultimate convenience! The moment you enter, you're greeted by warm hardwood floors (2016) that flow throughout the main level. The heart of the home is an inviting living room, where a crackling wood-burning fireplace is amazing for cozy evenings. While this white kitchen ample counter space and cabinetry, ideal for both everyday meals and entertaining. Upstairs you have 3 nice size bedrooms perfect for a growing family. This home is much larger than you think. Being a split level home you have over 2500 sqft of living space. Lower level offers a additional 3 bedrooms and a over sized REC room that could easily transform into a home theatre, game room, or fitness space. Outdoor Living at Its Finest. Step outside to your own private paradise: • A spacious deck for summer barbecues • A soothing hot tub • A fully fenced yard with room to play • practical 21.5' x 15.5' detached garage for vehicles and storage. Peace of Mind Updates New siding, roof, and attic insulation (2016) Hot water tank (2020) • Fresh carpeting (2016) Located moments from top-rated schools, shopping centers, and scenic trails, this home offers the perfect balance of tranquility and convenience. Whether you're raising a family or simply appreciate a well-connected neighbourhood, this location delivers. Contact today to



experience 237 Ermine Crescent for yourself.

Built in 1978

**Essential Information**

MLS® #	A2240856
Price	\$499,900
Bedrooms	6
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,449
Acres	0.15
Year Built	1978
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

**Community Information**

Address	237 Ermine Crescent
Subdivision	Thickwood
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	t9h4m7

**Amenities**

Parking Spaces	2
Parking	Double Garage Detached
# of Garages	2

**Interior**

Interior Features	High Ceilings
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	None
Fireplace	Yes

# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

### **Additional Information**

Date Listed	July 17th, 2025
Days on Market	58
Zoning	R1

### **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.