

**229 Ermine Crescent
Fort McMurray, Alberta**

MLS # A2206775



\$479,900

Division:	Thickwood		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,774 sq.ft.	Age:	1981 (44 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Parking Pad		
Lot Size:	0.16 Acre		
Lot Feat:	Back Yard, Front Yard, Gentle Sloping, Greenbelt, Landscaped, Pie Shaped L		

Heating:	Fireplace(s), Forced Air, Natural Gas	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Brick, Concrete, Manufactured Floor Joist, Shingle Siding, Vinyl Siding, Wood Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), No Animal Home, No Smoking Home, Pantry, Soaking Tub, Storage, Vinyl Windows		

Inclusions: Beachcomber Hot Tub

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.