



THE
A-TEAM

**RE/MAX
FIRST**

12 HARRIS Crescent, Fort McMurray T9H 1N3

MLS® #: **A2097080**

Area: **Downtown**

Listing Date: **12/07/23**

List Price: **\$397,000**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$13k, 27-Mar**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1968

Lot Information

Lot Sz Ar:

6,442 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,135

Low Sqft:

Ttl Sqft:

1,135

DOM

163

Layout

Beds:

5 (3 2)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

2

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane,Back Yard,Corner Lot,Lawn,Landscaped

Additional Parking,Double Garage Detached,Garage Door Opener,Garage Faces Side,Off Street,Parking Pad

Utilities and Features

Roof:

Asphalt Shingle

Heating:

Forced Air

Sewer:

Ext Feat:

Fire Pit,Garden,Private Yard

Construction:

Vinyl Siding

Flooring:

Carpet,Hardwood,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Dryer,Microwave,Microwave Hood Fan,Range Hood,Refrigerator,Washer,Window Coverings

Int Feat:

Ceiling Fan(s),See Remarks,Separate Entrance

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	7`1" x 7`7"	Bedroom	Main	10`3" x 11`1"
Bedroom	Main	10`4" x 9`8"	Dining Room	Main	9`4" x 9`6"
Kitchen	Main	10`2" x 9`1"	Living Room	Main	17`11" x 12`2"
Bedroom - Primary	Main	13`5" x 11`0"	3pc Bathroom	Suite	6`10" x 6`3"
Bedroom	Suite	9`4" x 6`3"	Laundry	Suite	13`4" x 16`8"
Living Room	Suite	16`6" x 15`5"	Bedroom	Suite	18`2" x 11`9"
Legal/Tax/Financial					

Title: **Fee Simple**
 Legal Desc: **4386NY**

Zoning: **R1**

Remarks

Pub Rmks: **Welcome to your dream home at 12 Harris Crescent! This bright and beautiful property has so much to offer. Fall in love with the open kitchen featuring a charming window above the sink, perfect for letting in natural light. The laminate flooring adds a touch of elegance, while the large living room with corner windows provides stunning views of the gorgeous front yard, complete with mature trees and hedges. Upstairs, you'll find three good-sized bedrooms, including one with a floor-to-ceiling window that offers a breathtaking view of downtown. While the upstairs could use some cosmetic updates, it presents an incredible opportunity for you to put your personal touch on this space and make it truly your own. Imagine the possibilities! The four-piece bathroom upstairs ensures convenience for the whole family. The separate entrance downstairs leads to a fantastic two-bedroom illegal suite, ideal for extended family or other opportunities. The suite boasts a spacious, modern kitchen has 4 full-sized appliances, including a dishwasher, stove, and vented microwave. The tiled flooring and pantry add a touch of style, while each bedroom comes with a good-sized closet. Plus, the three-piece bathroom is a great addition. Outside, enjoy the convenience of a detached double garage and a spacious shed for all your storage needs. The fully fenced yard offers a private and cozy oasis, complete with a fire pit for those memorable evenings. And the best part? This property has not been affected by local floods or fires, providing peace of mind. With new basement windows, a hot water tank replaced in May 2023, and a well-maintained 14-year-old roof, this home is move-in ready. The recent eavestrough work ensures proper drainage, and the beautiful garden beds with rhubarb and mature apple trees add a touch of nature to your surroundings.**

Inclusions: **Fridgex2, stovex2, dishwaxherx2, microwavex2, garage door opener and two remotes, livingroom tv, tv's in bedrooms, window coverings**
 Property Listed By: **SELLER DIRECT NORTHERN HOMES REALTY**

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800









