



THE
A-TEAM

**RE/MAX
FIRST**

44 BELL Crescent, Fort McMurray T9H1K8

MLS® #: **A2122766**

Area: **Downtown**

Listing Date: **04/13/24**

List Price: **\$439,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **-\$5k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1967

Lot Information

Finished Floor Area

Lot Sz Ar:

6,600 sqft

Lot Shape:

Abv Sqft:

1,104

Low Sqft:

Ttl Sqft:

1,104

DOM

33

Layout

Beds:

4 (3 1)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

7

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Cleared,Front Yard,Private

Double Garage Detached,Driveway,Garage Door Opener,Heated Garage,Off Street,Oversized,Parking Pad,Plug-In,RV Access/Parking

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Other,Private Yard**

Construction:

Concrete,Vinyl Siding,Wood Frame

Flooring:

Hardwood,Laminate,Tile,Vinyl Plank

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Freezer,Microwave,Refrigerator,Stove(s),Washer/Dryer Stacked

Int Feat:

Built-in Features,Ceiling Fan(s),Jetted Tub,No Smoking Home,Wet Bar

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
Bedroom	Main	10`10" x 10`1"
Bedroom	Main	12`0" x 10`0"
Dining Room	Main	11`9" x 8`11"
Bedroom - Primary	Main	10`9" x 13`2"
Kitchen	Basement	10`11" x 19`0"
4pc Bathroom	Basement	10`2" x 10`4"

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	7`4" x 6`9"
Kitchen	Main	8`10" x 10`0"
Living Room	Main	11`10" x 17`2"
Bedroom	Basement	11`10" x 18`2"
Game Room	Basement	10`8" x 16`7"
Furnace/Utility Room	Basement	11`10" x 12`8"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
R1

5304NY

Remarks

Pub Rmks:

Looking for an ultimate Urban Escape: Welcome to 44 Bell Crescent - a lovingly cared for by the same owner for over 30 years. This sprawling bungalow offers an unparalleled lifestyle of elegance and comfort, perfectly situated within walking distance of KEYANO COLLEGE, Hospital, High Schools, and a short distance from shopping, bus stops, dining, and more amenities. Let's begin with the exterior of the home - the exterior offers a large and landscaped yard featuring LOTS OF PARKING, RV PARKING, DETACHED DOUBLE HEATED GARAGE (26' x 27'), LARGE DECK, and SHED. Updated siding and shingles (2017). Enter this home and be pleasantly greeted by the generous space it presents. OVER 2100 SQ FT OF LIVING SPACE that has SEPARATE ENTERACE to basement and has seen many RENOVATIONS OVER THE LAST FEW YEARS. Upon entering, to the left you will find an inviting living room, where warmth greets you at every turn. To the right, discover the dining area and kitchen, adorned with all NEW APPLIANCES, overlooking the lovely backyard for delightful culinary moments. The main level also offers three bedrooms and a full bathroom, completing this perfect blend of charm and functionality for your family's every need. Descending downstairs - experience ultimate Comfort and Luxury in this Basement Retreat! Featuring a spacious bedroom, a large rec room for entertainment, and a gourmet kitchenette with TWO FRIDGES, a stove, and an island, this space is designed for both relaxation and lively gatherings. The fully renovated bathroom offers a haven with a NEW large stand-up shower, vanity, and a rarely used jacuzzi tub, completing this exquisite basement paradise. Is it professionally staged? NOT AT ALL. The delightful homeowners are open to NEGOTIATING ALL FURNITURE for the new buyers—just pack your bags and move right in! This property rests ABOVE THE FLOOD-ZONE, peace of mind. Call today to schedule your viewing of this well-priced family home located in a great neighborhood!

Inclusions:
Property Listed By:

**Fridge x3, Dishwasher, Stove x2, OTR Microwave, Microwave, Freezer X2, Washer, Dryer, Garage Remote Control, Shed
EXP REALTY**

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









