



THE
A-TEAM

**RE/MAX
FIRST**

7 BERRY Crescent, Fort McMurray T9H 1J9

MLS®#: **A2152694**

Area: **Downtown**

Listing Date: **07/29/24**

List Price: **\$489,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$20k, 13-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1967**
Lot Information
Lot Sz Ar: **8,518 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,150**
Low Sqft:
Ttl Sqft: **1,150**

DOM

51
Layout
Beds: **5 (3 2)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **3**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Cul-De-Sac,Front Yard,Landscaped**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Private Yard**

Construction: **See Remarks,Vinyl Siding,Wood Frame**
Flooring: **Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,See Remarks,Stove(s),Washer/Dryer**
Int Feat: **Bar,Chandelier,Kitchen Island,Low Flow Plumbing Fixtures,Natural Woodwork,No Animal Home,No Smoking Home,Open Floorplan,Quartz Counters,See Remarks**
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	4`6" x 8`5"
Bedroom	Main	10`1" x 9`4"
Dining Room	Main	13`5" x 6`7"
Living Room	Main	13`10" x 19`7"
4pc Bathroom	Basement	7`5" x 4`11"
Bedroom	Basement	10`10" x 11`1"
Family Room	Basement	13`11" x 16`2"

Room	Level	Dimensions
4pc Bathroom	Main	6`8" x 8`5"
Bedroom	Main	10`1" x 9`3"
Kitchen	Main	13`6" x 13`0"
Bedroom - Primary	Main	11`6" x 12`7"
Kitchenette	Basement	8`10" x 13`10"
Bedroom	Basement	9`11" x 14`3"
Game Room	Basement	16`9" x 17`8"

Furnace/Utility Room

Basement

5`6" x 5`1"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

5304NY

Zoning:

R1

Remarks

Pub Rmks:

ELEGANCE MEETS MODERN LIVING!!! Make yourself right at home upon entering 7 Berry Crescent. Prepare to be WOWED! This stylish bungalow has seen a MAJOR upgrade from top to bottom and is ready for new owners. There is NOTHING to do except move in and savour the ambience . Enjoy this elegant lifestyle, while embracing a quiet cul-de sac location, minutes away from the Hospital and downtown core. The back yard is super spacious, sitting on an over 8,300 sq ft fully fenced lot. A single detached garage provides for ample parking/ storage plus an extra long driveway accommodating extra parking. As you step inside you are greeted with black and white finishings customized with natural woodwork, pot lights and a timeless kitchen. The living area boasts tons of space, Led lighting fixtures and backs onto a 3 season room that is fully screened in. This will quickly become your backyard retreat that you can enjoy through the warmer months and is perfect for entertaining. There are 3 bedrooms on the main floor with brand new MATCHING bathrooms, AND a second full bathroom with stand up shower off the primary bedroom. This is very rare to find 2 full bathrooms on the main level in the Downtown core. The upgrades are unmatched on 7 Berry Crescent including: Quartz countertops, stunning backsplash, vinyl plank flooring, new windows, doors, light fixtures, trim, paint, closets, faucets. There is a brand NEW Roof that was installed in September 2023. Everything has been changed and upgraded with TOP quality workmanship. The basement is bright and spacious, featuring new windows, luxury vinyl plank flooring, doors, paint, lighting and 2 more bedrooms. A good size kitchen and living area make this space feel super comfortable. Centrally located downtown close to schools, parks, shopping and amenities, there's nothing left to do but move in! Welcome home!

Inclusions:

Property Listed By:

**Fridge, Stove, Dishwasher, Microwave, Washer/dryer in basement, Fridge in basement
COLDWELL BANKER UNITED**

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









