



THE
A-TEAM

**RE/MAX
FIRST**

55 BELL Crescent, Fort McMurray T9H1K7

MLS® #: **A2165825**

Area: **Downtown**

Listing Date: **09/11/24**

List Price: **\$309,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1967**
Lot Information
Lot Sz Ar: **6,600 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,030**
Low Sqft:
Ttl Sqft: **1,030**

DOM

8
Layout
Beds: **4 (3 1)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Lighting,Storage**

Construction: **Wood Frame**
Flooring: **Carpet,Laminate**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
Int Feat: **Laminate Counters,See Remarks,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
4pc Bathroom	Main	0`0" x 0`0"	4pc Bathroom	Basement	0`0" x 0`0"
2pc Ensuite bath	Main	0`0" x 0`0"	Bedroom - Primary	Main	10`0" x 13`0"
Bedroom	Main	8`5" x 9`0"	Game Room	Basement	16`0" x 20`0"
Bedroom	Main	9`0" x 9`10"	Bedroom	Basement	9`0" x 12`0"
Kitchen	Main	14`9" x 12`0"	Living Room	Main	11`0" x 14`0"



