



THE
A-TEAM

**RE/MAX
FIRST**

3 RAE Crescent, Fort McMurray T9H 1H2

MLS® #: **A2179913** Area: **Downtown** Listing Date: **11/18/24** List Price: **\$290,000**
 Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray**
 Year Built: **1968**
Lot Information
 Lot Sz Ar: **6,656 sqft**
 Lot Shape:

Finished Floor Area
 Abv Sqft: **1,054**
 Low Sqft:
 Ttl Sqft: **1,054**

DOM

72
Layout
 Beds: **5 (3 2)**
 Baths: **2.0 (2 0)**
 Style: **Bungalow**

Parking

Ttl Park: **2**
 Garage Sz:

Access:
 Lot Feat: **Back Yard, Landscaped**
 Park Feat: **Driveway, Off Street**

Utilities and Features

Roof: **Shingle**
 Heating: **Floor Furnace, Natural Gas**
 Sewer:
 Ext Feat: **Private Yard, Rain Gutters**

Construction: **Concrete, Vinyl Siding, Wood Frame**
 Flooring: **Ceramic Tile, Laminate**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **See Remarks**
 Int Feat: **See Remarks**
 Utilities:

Room Information

| Room | Level | Dimensions | Room | Level | Dimensions |
|---------------------|-----------------|----------------------|-----------------------|-----------------|----------------------|
| 4pc Bathroom | Main | | 4pc Bathroom | Basement | |
| Living Room | Main | 20`0" x 12`3" | Eat in Kitchen | Main | 22`7" x 12`6" |
| Bedroom | Main | 12`6" x 8`4" | Bedroom | Main | 12`6" x 10`4" |
| Bedroom | Main | 10`4" x 9`0" | Bedroom | Basement | 1`0" x 1`0" |
| Bedroom | Basement | 1`0" x 1`0" | Eat in Kitchen | Basement | 1`0" x 1`0" |

Living Room

Basement

1' 0" x 1' 0"

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

5304NY

Zoning:

R1

Remarks

Pub Rmks:

Tucked away downtown, this 3+2 bedroom, 2 bathroom bungalow is located on a 6656 square foot lot. The lot is fully fenced with a walking trail as two of the 3 neighbours. As an added bonus the basement is set up as an illegal suite. Property sold as is where is.

Inclusions:

"as is, where is"

Property Listed By:

People 1st Realty

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





