



THE
A-TEAM

**RE/MAX
FIRST**

3 RAE Crescent, Fort McMurray T9H 1H2

MLS® #: **A2198483**

Area: **Downtown**

Listing Date: **02/27/25**

List Price: **\$280,000**

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:

Park Feat:

Back Yard,Landscaped

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

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
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		Zoning: R1	
Legal Desc:	5304NY		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





