



THE
A-TEAM

**RE/MAX
FIRST**

6 BERRY Crescent, Fort McMurray T9H3P4

MLS® #: **A2209027**

Area: **Downtown**

Listing Date: **04/05/25**

List Price: **\$419,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 02-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:

12,386 sqft

Lot Shape:

Abv Sqft:

1,044

Low Sqft:

Ttl Sqft:

1,044

DOM

34

Layout

Beds:

5 (2 3)

Baths:

2.0 (2 0)

Style:

Bi-Level

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Landscaped,Lawn,Pie Shaped Lot

Double Garage Detached

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding,Wood Frame

Flooring:

Ceramic Tile,Hardwood,Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher,Microwave,Refrigerator,Stove(s)

Int Feat:

Pantry,Vinyl Windows

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
4pc Bathroom	Main	0`0" x 0`0"	Bedroom	Main	9`0" x 12`11"
Dinette	Main	11`5" x 9`4"	Foyer	Main	5`1" x 8`7"
Kitchen	Main	11`5" x 12`3"	Living Room	Main	13`6" x 15`0"
Bedroom - Primary	Main	10`6" x 12`11"	3pc Bathroom	Basement	0`0" x 0`0"
Bedroom	Basement	11`2" x 8`4"	Bedroom	Basement	8`7" x 12`5"
Bedroom	Basement	8`3" x 14`10"	Family Room	Basement	11`1" x 17`5"
Kitchenette	Basement	11`1" x 5`2"	Furnace/Utility Room	Basement	11`0" x 9`6"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

5304NY

Remarks

Pub Rmks:

Do you dream of a big yard right in the heart of Fort McMurray? This home gives you space to play, grow, and enjoy the outdoors—all while being close to everything you need. Welcome to this warm and bright 5-bedroom, 2-bathroom bi-level home in downtown Fort McMurray. It has 1,044 square feet of space and sits on a huge 12,386 square foot lot—with a pond right in your backyard! There's even a double detached garage for all your tools, toys, or extra storage. Inside, the living room is full of light from the large windows. There's a real wood-burning fireplace to keep you cozy on chilly nights, and hardwood floors that add charm and warmth. The kitchen has lots of cupboards, plus big sliding doors that take you right out to the deck—perfect for family BBQs or just soaking up the sun. The dining area is open to the kitchen, so you can keep chatting while meals are made. Downstairs, there's a fun rec room just right for the kids. You'll also find an updated bathroom with a walk-in shower. Upstairs, the main bathroom has four pieces, making mornings easy for the whole family. With five bedrooms, there's room for everyone to have their own space—or maybe even a home office or craft room. But the real showstopper? The yard. It's massive. You can garden, build a play area, host parties, or just relax by the small fish pond. The front yard adds curb appeal, and there's room for extra parking too. Love being close to schools, the hospital, and shopping? This home makes daily life easy. Walk to the park, grab groceries, or drop the kids at school—it's all nearby. This home solves the problem so many families face: wanting more space without giving up the ease of city living. You get room to breathe, play, and grow—right downtown. Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Inclusions:
Property Listed By:

fridge x2, stove, dishwasher, microwave, fan hood, washer, dryer, blinds, garage door opener & remote, dresser, lawn mower, shed, RE/MAX Connect

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











