



THE
A-TEAM

**RE/MAX
FIRST**

4 PEDEN Crescent, Fort McMurray T9H 1N6

MLS® #: **A2211345**

Area: **Downtown**

Listing Date: **04/14/25**

List Price: **\$479,500**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 20-Jun**

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:

7,781 sqft

Lot Shape:

Abv Sqft:

1,192

Low Sqft:

Ttl Sqft:

1,192

DOM

98

Layout

Beds:

4 (2 2)

Baths:

3.0 (3 0)

Style:

Bungalow

Parking

Ttl Park:

4

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard,Cul-De-Sac,Landscaped,Lawn

Double Garage Detached,Parking Pad

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air**
Sewer:
Ext Feat: **None**

Construction:
Vinyl Siding
Flooring:
Carpet,Ceramic Tile,Hardwood
Water Source:
Fnd/Bsmt:
Poured Concrete

Kitchen Appl: **Dishwasher,Dryer,Electric Stove,Freezer,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **Breakfast Bar,Ceiling Fan(s),Crown Molding,Granite Counters**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`5" x 8`5"
Bedroom	Main	10`1" x 7`4"
Kitchen	Main	13`5" x 8`5"
Mud Room	Main	4`0" x 10`0"
Walk-In Closet	Main	10`4" x 9`3"
Other	Basement	12`7" x 14`6"
Bedroom	Basement	9`7" x 17`7"

Room	Level	Dimensions
4pc Ensuite bath	Main	4`5" x 8`2"
Dining Room	Main	10`1" x 7`4"
Living Room	Main	13`5" x 19`7"
Bedroom - Primary	Main	14`11" x 12`7"
3pc Bathroom	Basement	5`11" x 6`7"
Bedroom	Basement	14`1" x 9`8"
Family Room	Basement	12`10" x 18`6"

Laundry	Basement	6`7" x 14`11"	Furnace/Utility Room	Basement	5`11" x 4`1"
			Legal/Tax/Financial		
Title:		Zoning:			
Fee Simple		R1			
Legal Desc:		71015130			
Remarks					
Pub Rmks:		Located in the heart of down town on a quite crescent sits this fully developed bungalow with loads of up grades so all you have to do is bring your personal belongings, move in and get ready to enjoy Summer time. As you drive into the area you will notice the green space or park in the middle of the crescent a great place for the kids to play and still stay close to home. As you come up the walkway you will notice the maintenance free exterior newer windows and the shingles on the roof are in great shape. There's loads of parking (and no shared driveway is a bonus). You can enter the home through the front door or enter through the large mud room on the driveway side of the house. Upon entering the home, you will be pleasantly surprised with all the up grades and renovation done to this property over the previous years. The kitchen renovations include new cupboards, granite counter tops and subway tile back splash, light fixtures. And gleaming stainless-steel appliances, new fridge in 2023. The dinning area is perfect for entertaining family and friends on any occasion. Adjacent to the kitchen is the large living room with floor to ceiling windows to let in all the natural light. The crown moulding adds a touch of class to this property. To further add to list of renovation, 3 bedrooms have been reduced to 2 giving the master suite a large walk-in closet and make up vanity with granite countertop and a 3 pc ensuite. There is also a 4-pc renovated bathroom on the main level as well. The fully renovated basement has a large family room with a gas burning fireplace and stone mantel the perfect place to relax after a long week at work. The second side of the basement has a rec area that can be used for a games room or fitness area or play room for the kids. There is 1 more bedroom and than a den which would make a great office. There is one more 3 pc bathroom with the laundry room located on this level for your convenience. This home is located on a over 7700 sq foot pie shaped lot. Lots of mature trees and shrubs compliment this property. The double detached garage has been renovated and finished inside with loads of storage. Behind the garage is a storage tent that missing its cover but would make a great spot to park any of your atv equipment. The location of this home is second to none, close to schools, parks and trails, bus route. And all the shopping locations.			
Inclusions:		Existing Fridge (2023) , Stove, Dishwasher, Microwave, Washer and Dryer, 2 Electric fireplaces, freezer, Built in shelving in Mud room, living room, master bedroom and car port frame. Central A/C			
Property Listed By:		ROYAL LEPAGE BENCHMARK			

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











