



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 RAE Crescent, Fort McMurray T9H 1H2**

MLS® #: **A2217452**

Area: **Downtown**

Listing Date: **05/03/25**

List Price: **\$275,000**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1968**

Finished Floor Area

Abv Sqft: **1,161**

Low Sqft:

Ttl Sqft: **1,161**

Lot Information

Lot Sz Ar: **9,120 sqft**

Lot Shape:

DOM

**8**

Layout

Beds: **4 (3 1 )**

Baths: **2.5 (2 1)**

Style: **Bi-Level**

Parking

Ttl Park: **4**

Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Many Trees**  
Park Feat: **Double Garage Detached,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air**  
Sewer:  
Ext Feat: **Other,Private Yard**

Construction: **Stucco**  
Flooring: **Carpet,Laminate,Tile**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Stove,Refrigerator,Washer/Dryer,Window Coverings**  
Int Feat: **Vinyl Windows**  
Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`6" x 5`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`0" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>11`5" x 7`7"</b>
<b>Living Room</b>	<b>Main</b>	<b>14`6" x 15`2"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>7`7" x 5`10"</b>
<b>Laundry</b>	<b>Basement</b>	<b>11`2" x 25`3"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>6`5" x 8`5"</b>
<b>Bedroom</b>	<b>Main</b>	<b>10`1" x 9`3"</b>
<b>Kitchen</b>	<b>Main</b>	<b>11`6" x 10`5"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>11`5" x 12`7"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`10" x 17`7"</b>
<b>Game Room</b>	<b>Basement</b>	<b>22`2" x 20`10"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5304NY**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Welcome to 23 Rae Crescent: Situated on a massive 9,120 sq ft lot in a prime downtown location, this 4-bedroom, 2.5 bathroom home offers incredible potential for investors or buyers looking to customize their space. Near schools, shopping, fitness facilities, the hospital, and more, convenience is right at your doorstep. Inside, the home remains mostly original—an ideal blank canvas for renovation or redevelopment. The spacious primary bedroom includes its own ensuite, while three additional bedrooms offer room for a growing family or guests. A bright living area opens to a large back deck, perfect for outdoor entertaining under mature trees that provide privacy and charm. A double detached garage adds value and functionality to this well-located property. Whether you're looking to invest, or purchase your first home-23 Rae Crescent is full of opportunity.**

Inclusions:  
Property Listed By:

**none**  
**The Agency North Central Alberta**

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











