



THE
A-TEAM

**RE/MAX
FIRST**

5 HARRIS Crescent, Fort McMurray T9H 1N3

MLS® #: **A2219582**

Area: **Downtown**

Listing Date: **05/09/25**

List Price: **\$319,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1967

Lot Information

Lot Sz Ar:

10,746 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,170

Low Sqft:

Ttl Sqft:

1,170

DOM

3

Layout

Beds:

5 (3 2)

Baths:

2.5 (2 1)

Style:

Bi-Level

Parking

Ttl Park:

6

Garage Sz:

3

Access:

Lot Feat:

Park Feat:

**Back Yard,Cul-De-Sac,Few Trees,Private,Street Lighting,Yard Lights
Boat,Off Street,RV Access/Parking,Triple Garage Detached**

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Fire Pit,Lighting,Private Yard**

Construction:

Concrete,Wood Siding

Flooring:

Carpet,Laminate,Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Microwave,Refrigerator,Stove(s),Washer/Dryer

Int Feat:

Ceiling Fan(s)

Utilities:

Room Information

Room

Level

Dimensions

Room

Level

Dimensions

Legal/Tax/Financial

Title:

Fee Simple

Legal Desc:

4386NY

Zoning:

R1

Remarks

Pub Rmks:

Welcome to 5 Harris Crescent! Located in the heart of Downtown on a HUGE PIE SHAPED 10,746 SQ FT LOT nestled in a quite CUL-DE-SAC, this 5 bedrooms and 2.5

bathrooms home is priced low as it's a **HANDYMAN SPECIAL** requiring some updates and it features **TRIPLE HEATED DETACHED GARAGE** and **HUGE PRIVATE BACKYARD**. As you enter the home, you will be welcome into a bright and large living room with carpet flooring and a brick mantle wood burning fireplace. Toward the back is the dining room and kitchen and down the hall is the primary bedroom with a 2-piece ensuite, two good size bedrooms and a 4-piece bathroom. In the basement, you will find a large family room with fireplace, two bedrooms, a den, a storage room and a 3-piece bathroom. The backyard has many trees and has potential for adding a large deck and patio. In front of detached garage is a large driveway where you can park an RV or boat. Close to parks, playgrounds, shopping mall and restaurants. If you're looking for a project that you can design to your taste, then this property offers a lot of potential. Don't miss this opportunity and book your showing today!

Inclusions:

Property Listed By:

Fridge, Stove, Dishwasher, Washer, Dryer, Microwave
KIC Realty

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









