



THE  
**A-TEAM**

**RE/MAX  
FIRST**

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

MLS®#: **A2226105**

Area: **Downtown**

Listing Date: **06/02/25**

List Price: **\$499,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 30-Jun**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1964**  
Lot Information  
Lot Sz Ar: **8,360 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,473**  
Low Sqft:  
Ttl Sqft: **1,473**

DOM

**43**  
Layout  
Beds: **6 (3 3 )**  
Baths: **3.0 (3 0)**  
Style: **Bungalow**

Parking

Ttl Park: **10**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Backs on to Park/Green Space**  
Park Feat: **Double Garage Detached,Driveway,Off Street,RV Access/Parking**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Fireplace(s),Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Barbecue,BBQ gas line,Dock,Private Entrance**

Construction:  
**See Remarks,Vinyl Siding**  
Flooring:  
**Ceramic Tile,Vinyl Plank**  
Water Source:  
Fnd/Bsmt:  
**Poured Concrete**

Kitchen Appl: **Central Air Conditioner,Dishwasher,Electric Stove,Freezer,Gas Dryer,Gas Stove,Range Hood,Refrigerator,See Remarks,Washer/Dryer,Window Coverings**  
Int Feat: **Bidet,Kitchen Island,Low Flow Plumbing Fixtures,No Animal Home,Open Floorplan,Quartz Counters,See Remarks,Separate Entrance**  
Utilities:

Room Information

Room	Level	Dimensions
3pc Ensuite bath	Main	4`11" x 7`8"
Bedroom	Main	10`0" x 12`0"
Dining Room	Main	10`2" x 9`9"
Kitchen	Main	10`2" x 11`7"
Living Room	Main	17`5" x 11`9"
3pc Bathroom	Basement	7`6" x 7`7"
Bedroom	Basement	11`2" x 12`5"

Room	Level	Dimensions
4pc Bathroom	Main	4`11" x 7`8"
Bedroom	Main	10`1" x 10`11"
Family Room	Main	13`10" x 18`4"
Laundry	Main	6`0" x 11`7"
Bedroom - Primary	Main	13`9" x 9`4"
Bedroom	Basement	8`10" x 11`5"
Bedroom	Basement	13`4" x 11`4"

**Kitchen  
Furnace/Utility Room**

**Basement  
Basement**

**10`11" x 17`3"  
6`10" x 4`7"**

**Game Room**

**Basement**

**14`8" x 23`5"**

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5304NY**

Zoning:  
**R1**

Remarks

Pub Rmks:

**Prepare to be wowed! 31 Rae Crescent comes with all the bells and whistles! Carefully crafted to account for every single detail, this one is sure to stop you in your tracks! Renovated and remodelled top to bottom in 2018, pride of ownership definitely shines. Situated on an 8200 sqft lot, you are welcomed with a front deck, ample parking and fabulous curb appeal. The massive driveway can easily park your RV plus vehicles, while the detached heated double garage makes for the ultimate man cave. Beautiful grey siding wraps the home and garage giving a stylish impression. Stepping inside you are welcomed with vinyl plank flooring, light paint and eloquent lighting. Greeting you awaits a separate family room for entertaining your guests. As you step inside prepare to be wowed with an open concept living area/ kitchen and dining room. The living room boasts a gas fireplace, custom made grey kitchen with a 6 foot island, ample cupboard & counter space, and updated SS appliances including a gas stove. Elegant quartz countertops and glass backsplash add an extra flair. Off the kitchen is a main floor LAUNDRY room equipped with a gas dryer. Three bedrooms and 2 FULL bathrooms finish off the main floor. Main floor bathrooms have been updated with elegant and modern tile finishings. The lower level is completely separated from the home, boasting the same vinyl plank flooring, three more bedrooms, a full bathroom, kitchen, living area and laundry room. Ample sized windows in the basement keep the space feeling bright and airy. Additional features include: 2018- Central Air conditioning, shingles, soffit, fascia, bbq gas line, updated plumbing in the whole house, updated electrical, back flow valve in basement. Close to 2 elementary, 1 high school and Keyano College, shopping, parks and amenities 31 Rae Crescent is prime location . Don't miss out, book your private viewing today!**

Inclusions:  
Property Listed By:

**Fridge x2, Dishwasher, Washer x2, Dryer , microwave, gas stove, electric stove, stand up freezer in laundry room, gas dryer in laundry room, A/C  
COLDWELL BANKER UNITED**

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

















