

# \$280,000 - 3 Rae Crescent, Fort McMurray

MLS® #A2198483

**\$280,000**

5 Bedroom, 2.00 Bathroom, 1,054 sqft

Residential on 0.15 Acres

Downtown, Fort McMurray, Alberta

Tucked away downtown, this 3+2 bedroom, 2 bathroom bungalow is located on a 6656 square foot lot. The lot is fully fenced with a walking trail as two of the 3 neighbours. As an added bonus the basement is set up as an illegal suite. Property sold as is where is.

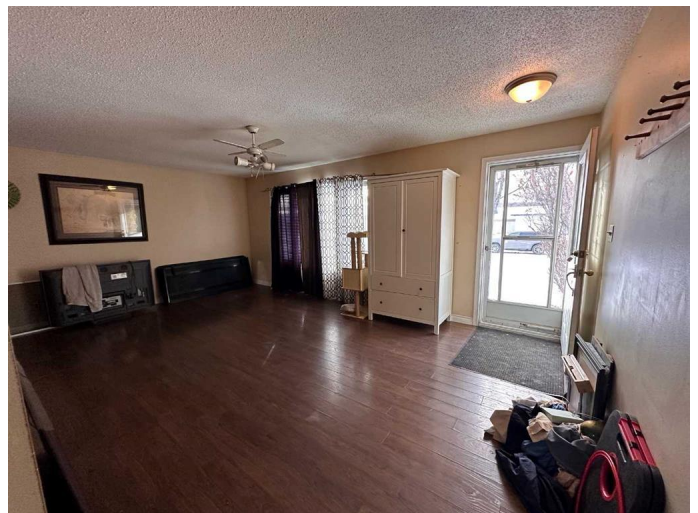
Built in 1968

## Essential Information

MLS® #	A2198483
Price	\$280,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,054
Acres	0.15
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	3 Rae Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1H2



## Amenities

Parking Spaces	2
Parking	Driveway, Off Street

## Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Natural Gas, Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard, Rain Gutters
Lot Description	Back Yard, Landscaped
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	February 27th, 2025
Days on Market	64
Zoning	R1

## Listing Details

Listing Office	People 1st Realty
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