

# \$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.

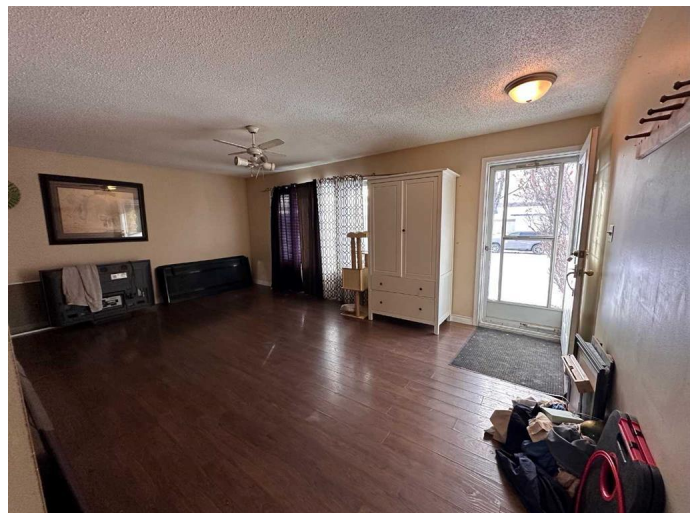
Built in 1968

## 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 | 74                  |
| Zoning         | R1                  |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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