\$489,900 - 13 Bennett Crescent, Fort McMurray

MLS® #A2216951

\$489,900

4 Bedroom, 3.00 Bathroom, 1,155 sqft Residential on 0.30 Acres

Downtown, Fort McMurray, Alberta

LOVE DOWNTOWN LIVING? WELCOME TO 13 BENNETT CRES. RENOVATIONS GALORE! WHERE SHALL I BEGIN!? Let's start outside. The MASSIVE pie shaped 13,109.47 sf LOT is fully fenced with a 5 ft permitted firepit, a 26.6' x 32.7 detached garage with 11' foot ceilings, 10 ft and 8 ft doors, 220V and a RADIANT heater. The front steps are aggregate exposed concrete the exterior has been done with newer windows (except picture window), acrylic stucco (2010), shingles (2014), windows and doors (2016), furnace, hot water tank and central air all replaced in 2019. At the rear of the home there the walkway/stairs have been redone with recycled tires and a covered arbor off the back. (2017) This home has seen extensive renovations, with a huge face lift inside. The kitchen has been completely renovated (2023) with new white cabinetry, countertops, appliances and flooring, paint throughout. The basement was renovated in 2017 and features a big family room, 2 more bedrooms and a 3pc bathroom. The upstairs there are 2 bedrooms with main bathroom feature jetted tub with shower in the primary bedroom, there used to be 3 bedrooms up and can easily be converted back if required. In the basement a backwater value has been installed. You will LOVE the upgraded light fixtures and remote operated ceiling fans and lots of storage. Outside is room for lots of RV Parking, there are 3 - 12 foot gates to the fence with access to the backyard. There is







also natural gas BBQ hookup. Outside you will also find 2 sheds with power that will stay. WALKABLE LOCATION to all downtown amenities, schools, shopping, bus route and so much more. CALL TO VIEW NOW!

AMAZING OPPORTUNITY - ACT FAST!!

Built in 1967

Essential Information

MLS® # A2216951 Price \$489,900

Bedrooms 4
Bathrooms 3.00

Full Baths 2 Half Baths 1

Square Footage 1,155 Acres 0.30 Year Built 1967

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 13 Bennett Crescent

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 1H4

Amenities

Parking Spaces 6

Parking 220 Volt Wiring, Double Garage Detached, Driveway, Garage Door

Opener, Garage Faces Front, Heated Garage, RV Access/Parking

of Garages 2

Interior

Interior Features See Remarks
Appliances See Remarks
Heating Floor Furnace
Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit

Lot Description Back Yard, Landscaped

Roof Asphalt Shingle

Construction See Remarks

Foundation Poured Concrete

Additional Information

Date Listed May 1st, 2025

Days on Market 2
Zoning R1

Listing Details

Listing Office RE/MAX Connect

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