

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

MLS® #A2216951

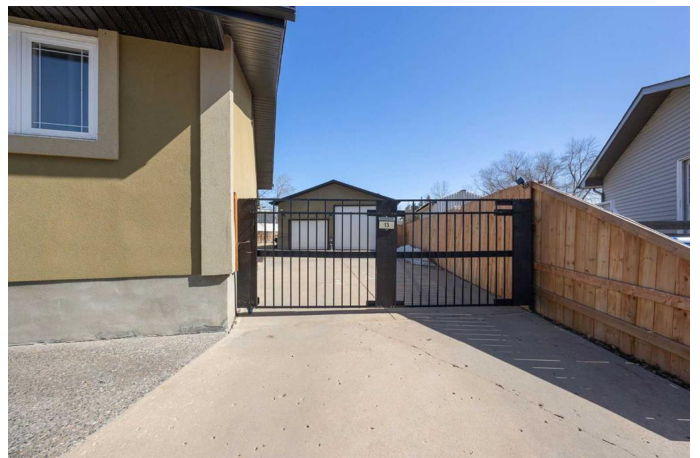
\$489,900

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 valve 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 | 3 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.