

# \$275,000 - 23 Rae Crescent, Fort McMurray

MLS® #A2217452

## \$275,000

4 Bedroom, 3.00 Bathroom, 1,162 sqft

Residential on 0.21 Acres

Downtown, Fort McMurray, Alberta

Welcome to 23 Rae Crescent: Situated on a massive 9,120 sq ft lot in a prime downtown location, this 4-bedroom, 2.5 bathroom home offers incredible potential for investors or buyers looking to customize their space. Near schools, shopping, fitness facilities, the hospital, and more, convenience is right at your doorstep. Inside, the home remains mostly original—an ideal blank canvas for renovation or redevelopment. The spacious primary bedroom includes its own ensuite, while three additional bedrooms offer room for a growing family or guests. A bright living area opens to a large back deck, perfect for outdoor entertaining under mature trees that provide privacy and charm. A double detached garage adds value and functionality to this well-located property. Whether you're looking to invest, or purchase your first home-23 Rae Crescent is full of opportunity.

Built in 1968

## Essential Information

MLS® #	A2217452
Price	\$275,000
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,162
Acres	0.21



Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	23 Rae Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1H2

### **Amenities**

Parking Spaces	4
Parking	Double Garage Detached, Parking Pad
# of Garages	2

### **Interior**

Interior Features	Vinyl Windows
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Front Yard, Many Trees
Roof	Asphalt Shingle
Construction	Stucco
Foundation	Poured Concrete

### **Additional Information**

Date Listed	May 3rd, 2025
Days on Market	6
Zoning	R1

### **Listing Details**

Listing Office	The Agency North Central Alberta
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