

# \$369,900 - 34 Bell Crescent, Fort McMurray

MLS® #A2251499

## \$369,900

5 Bedroom, 2.00 Bathroom, 1,116 sqft  
Residential on 0.15 Acres

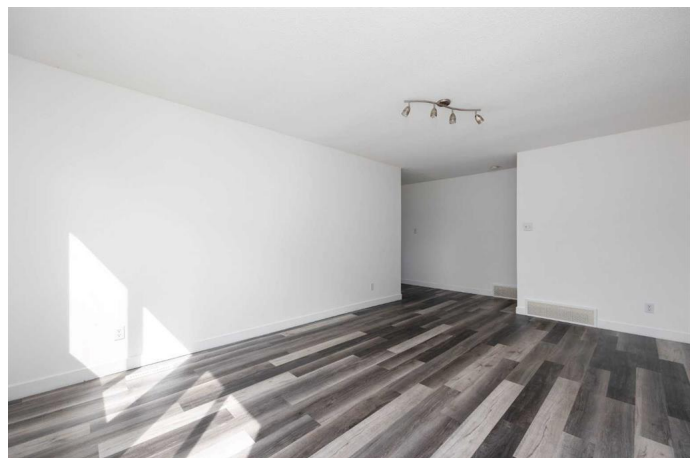
Downtown, Fort McMurray, Alberta

Affordable! Prime Location! Rental Potential -- Welcome to 34 Bell Crescent! This charming 5 bedroom 2 bath bungalow is loaded with tons of possibilities. You are welcomed with bright paint, a white kitchen, stunning vinyl plank flooring and updated windows on the main floor. A separate entrance to the basement encloses 2 more bedrooms, a full bathroom and separate kitchen area for extra income. This home is situated above the flood zone and was NOT affected. Additional features include: large lot , fully fenced yard, shingles & siding (2019), windows ( 2019). Conveniently located close to 2 elementary schools, Keyano College, Composite High School, parks, & shopping this one won't last long. Book your private viewing today!

Built in 1967

### Essential Information

MLS® #	A2251499
Price	\$369,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,116
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Detached



Style	Bungalow
Status	Active

### Community Information

Address	34 Bell Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1K8

### Amenities

Parking Spaces	3
Parking	Driveway, Off Street

### Interior

Interior Features	No Animal Home, No Smoking Home, See Remarks, Separate Entrance
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

### Exterior

Exterior Features	Other, Private Yard
Lot Description	Back Yard, Cul-De-Sac, Landscaped
Roof	Asphalt Shingle
Construction	See Remarks, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	September 3rd, 2025
Days on Market	13
Zoning	R1

### Listing Details

Listing Office	COLDWELL BANKER UNITED
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