

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

MLS® #A2216951

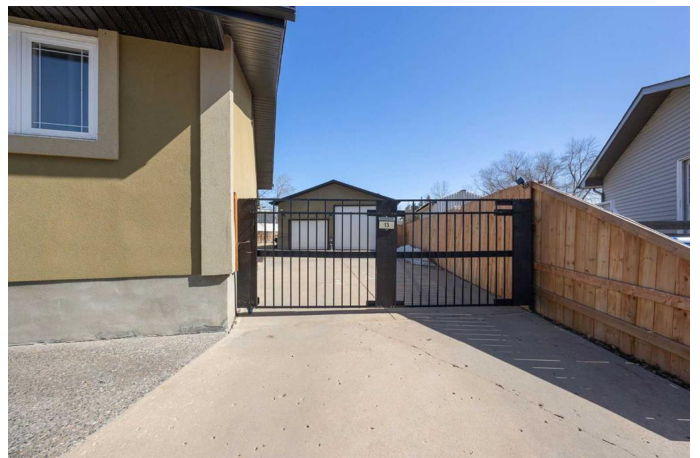
**\$489,900**

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	2
Zoning	R1

## Listing Details

Listing Office	RE/MAX Connect
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