\$449,900 - 7 Berry Crescent, Fort McMurray

MLS® #A2195935

\$449,900

5 Bedroom, 3.00 Bathroom, 1,150 sqft Residential on 0.20 Acres

Downtown, Fort McMurray, Alberta

ELEGANCE MEETS MODERN LIVING!!! Make yourself right at home upon entering 7 Berry Crescent. Prepare to be WOWED! This stylish bungalow has seen a MAJOR upgrade from top to bottom and is ready for new owners. There is NOTHING to do except move in and savour the ambience. Enjoy this elegant lifestyle, while embracing a quiet cul-de sac location, minutes away from the Hospital and downtown core. The back yard is super spacious, sitting on an over 8,300 sq ft fully fenced lot. A single detached garage provides for ample parking/ storage plus an extra long driveway accommodating extra parking. As you step inside you are greeted with black and white finishings customized with natural woodwork, pot lights and a timeless kitchen. The living area boasts tons of space. Led lighting fixtures and backs onto a 3 season room that is fully screened in. This will quickly become your backyard retreat that you can enjoy through the warmer months and is perfect for entertaining. There are 3 bedrooms on the main floor with brand new MATCHING bathrooms, AND a second full bathroom with stand up shower off the primary bedroom. This is very rare to find 2 full bathrooms on the main level in the Downtown core. The upgrades are unmatched on 7 Berry Crescent including: Quartz countertops, stunning backsplash, vinyl plank flooring, new windows, doors, light fixtures, trim, paint, closets, faucets & Central A/C for those hot summer days! There is a NEW Roof that was installed in







September 2023. Everything has been changed and upgraded with TOP quality workmanship. The basement is bright and spacious, featuring new windows, luxury vinyl plank flooring, doors, paint, lighting and 2 more bedrooms. A good size kitchen and living area make this space feel super comfortable. Centrally located downtown close to schools, parks, shopping and amenities, there's nothing left to do but move in! Welcome home!

Built in 1967

Essential Information

MLS® # A2195935 Price \$449,900

Bedrooms 5
Bathrooms 3.00
Full Baths 3

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Square Footage 1,150 Acres 0.20 Year Built 1967

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 7 Berry Crescent

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 1J9

Amenities

Parking Spaces 5

Parking Driveway, Single Garage Detached

of Garages 1

Interior

Interior Features Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan,

Quartz Counters, Natural Woodwork, See Remarks

Appliances Central Air Conditioner, Dishwasher, See Remarks, Stove(s),

Washer/Dryer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Finished, Full, Suite

Exterior

Exterior Features Private Yard

Lot Description Back Yard

Roof Asphalt Shingle

Construction See Remarks

Foundation Poured Concrete

Additional Information

Date Listed February 21st, 2025

Days on Market 169
Zoning R1

Listing Details

Listing Office COLDWELL BANKER UNITED

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