



**GRASSROOTS**  
REALTY GROUP

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**34 Bell Crescent  
Fort McMurray, Alberta**

**MLS # A2251499**



**\$349,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,116 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Driveway, Off Street		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Cul-De-Sac, Landscaped		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	See Remarks, Vinyl Plank	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Separate/Exterior Entry, Finished, Full, Suite	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	No Animal Home, No Smoking Home, See Remarks, Separate Entrance		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, WASHER/DRYER (BASEMENT)

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!