



GRASSROOTS
REALTY GROUP

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**3 MAY Crescent
Fort McMurray, Alberta**

MLS # A2255898



\$439,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,161 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2 full / 1 half
Garage:	Concrete Driveway, Double Garage Detached, RV Access/Parking		
Lot Size:	0.19 Acre		
Lot Feat:	Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Jetted Tub, No Smoking Home, See Remarks, Vinyl Windows		

Inclusions: FRIDGE, STOVE, DISHWASHER, WASHER, DRYER, WINDOW COVERINGS INCLUDING CURTAINS AND RODS, CENTRAL A/C, SHED, CIRCULAR MIRROR IN FOYER, TV & MOUNT IN BEDROOM & LIVING ROOM, COAT RACKS BACK HALLWAY, LIGHTED SHELF IN DINNING ROOM (ALL FURNITURE NEGOTIABLE EXCLUDING KITCHEN TABLE)

3 MAY CRESCENT! Sits on a 8400 sqft lot and features 4 Bedrooms, 3 baths & Double detached garage with side yard access and all this backs onto the green space giving you ultimate privacy in your back yard! These owners have called this place home for over 25 years and the time has come to move on; they are truly looking forward to another lovely family calling this well maintained property HOME! Several renovations have happened in the home with updated shingles, windows, siding, flooring, painting, bathrooms, hot water tank and more. Once in side you'll notice the pride of ownership shine through. Main floor features eat in kitchen with updated appliances and large windows that look out to the back yard where you can watch the kids play. Living room is spacious and is just off the kitchen & down the hall you will find the 3 bedrooms including the primary bedroom that has a 1/2 bath en-suite + main bath that has been renovated to include jetted tub!! Lower level is fully developed with a 3 piece bath; large family room and separate developed rec room that could be a 5th bedroom if needed. Outside you'll love the yard its huge; and you have a large patio deck to enjoy the beautiful private yard. Finally other features include: Central A/C, No smoking home, close to all amenities like the Hospital, schools, shopping, grocery and parks! Call today to view this GEM located in downtown Fort McMurray!