



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

1 Harris Crescent Fort McMurray, Alberta

MLS # A2261979



\$375,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,120 sq.ft.	Age:	1967 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Garage Door Opener, Heated Garage, I		
Lot Size:	0.18 Acre		
Lot Feat:	Corner Lot, Few Trees, Front Yard, Landscaped, Private		

Heating:	Fireplace(s), Forced Air	Water:	-
Floors:	Carpet, Hardwood, Tile, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Fridge, stove, dishwasher, microwave, hoodfan, washer, dryer, central a/c, shed with heater, garage heater (as is), garage door opener with one remote

Welcome to 1 Harris Crescent. A warm and inviting bungalow perfectly situated in the heart of downtown! This home is set on an impressive 7,800+ sq. ft. corner lot, surrounded by mature trees and beautiful landscaping that includes lovely front flower beds and even your own apple tree in the backyard. Enjoy peace and privacy while being just steps from schools, shopping, bus stops, and other amenities, the perfect blend of convenience and comfort. If you need space for hobbies, work, or extra storage, this property delivers! There's a double detached heated garage with a two vehicle driveway, a large 20x17 heated workshop with its own electrical panel ideal for a small business, gym, or creative workspace PLUS a roomy storage shed. Inside, the home offers a bright, welcoming layout. The main floor features 3 bedrooms and a 4-piece bathroom, an updated kitchen with crisp white cabinetry, and eye catching feature walls in the hallway and living room. The spacious living area provides a sunny, relaxing space for family gatherings or entertaining guests. Head downstairs to find a large rec room with a wood burning fireplace, perfect for cozy nights in. You'll also find a 4th bedroom, 3-piece bathroom, and a laundry room with a wash basin for added convenience. Recent upgrades include: furnace (2021), hot water tank (2021), shingles (2014), windows (2014), and vinyl flooring (2022). This home offers incredible value? with room for your family, your hobbies, and so much more — all for under \$400,000! Don't wait to see it in person, book your showing today!