



**GRASSROOTS**  
REALTY GROUP

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**9 Bennett Crescent  
Fort McMurray, Alberta**

**MLS # A2278335**



**\$419,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,163 sq.ft.	<b>Age:</b>	1968 (58 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Double Garage Detached		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	See Remarks		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, window coverings

Welcome to 9 Bennett Cres -. This beautiful move-in-ready bi-level has been updated with rustic vibes and designed with a modern twist! This beautiful family home located in a quiet neighborhood, situated within walking distance to schools, Keyano College, shopping, bus route and more! Stop by and see this well-maintained property offering 4 spacious bedrooms and 2.5 bathrooms, providing plenty of room for growing families. The main floor features newer vinyl plank flooring that blends durability with contemporary style, while recently renovated bathrooms add a fresh, modern touch. The kitchen is equipped with newer stainless steel appliances, offering both function and appeal for everyday family living. Outside, enjoy a spacious yard, long driveway and a Mechanics DREAM HEATED Garage and tons of parking, room for an RV and so much more. The yard offers no neighbors behind, creating a private, peaceful space ideal for kids, pets, and summer gatherings. If you are looking for a MOVE in READY home with nothing to do but put your teacup in the cupboard, then BRING YOUR CHEQUE BOOK! ACT FAST at this price this one will not last long! CALL NOW!