



**128 Alexander Crescent  
Fort McMurray, Alberta**

**MLS # A2303656**



**\$570,000**

<b>Division:</b>	Abasand		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,533 sq.ft.	<b>Age:</b>	2002 (24 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	3
<b>Garage:</b>	Double Garage Attached, Driveway, Front Drive, Garage Door Opener, Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Yard, Fruit Trees/Shrub(s)		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Central Vacuum, Pantry, Storage, Walk-In Closet(s)		

**Inclusions:** HOUSE AND MAIL KEY X2, GARAGE HEATER.

Welcome to 128 Alexander Crescent, a beautifully maintained bungalow in the established Abasand neighbourhood, lovingly owned by the same family since 2006 and kept in exceptional condition throughout. With nearly two decades of thoughtful updates and consistent care, this home offers the kind of quality and peace of mind that is increasingly rare in today's market. The exterior makes a strong first impression with modern, updated curb appeal, a composite front deck, a front driveway accommodating up to three vehicles, and an attached double car garage with a new gas furnace installed in 2024. The large fully fenced backyard is a private retreat featuring a wood deck, a charming apple tree and plum trees, and plenty of room for families to enjoy the warmer months. Inside, the main level welcomes you with vaulted ceilings, pot lights, and a warm and inviting living room centred around a fireplace. The kitchen features light coloured cabinetry, generous counter space, and a dining area that overlooks the backyard, creating a bright and connected feel throughout the main living space. Three bedrooms and two bathrooms complete the main level, offering a functional and comfortable layout for families of any size. Downstairs, the lower level is spacious and bright with a large family room that is perfectly suited for entertaining, movie nights, or a recreation space. Two additional bedrooms and a full bathroom round out the lower level, providing excellent flexibility for guests, older children, or a home office setup. The list of updates on this home is genuinely impressive. Recent highlights include a new roof and shingles in 2023, new attic insulation in 2023, a new sump pump and backup sump pump in 2024, a new dishwasher in 2024, a new washer and dryer in April 2025, a kitchen faucet replaced in 2025, two upstairs bathroom sinks and taps replaced in 2025, and doors

replaced in 2023. Additional updates over the years include windows, siding, and doors in 2017, a furnace replaced in 2019, new toilets in 2020, central air conditioning updated in 2020, and all flooring replaced at various points. Central vacuum is also in place, and pot lights and light fixtures were updated in 2017. Please note that the hot water tank has not been replaced since the home was purchased and may be due for attention. 128 Alexander Crescent is a rare opportunity to own a meticulously cared for family home in an established neighbourhood with the confidence that comes from nearly twenty years of dedicated ownership. Schedule your private showing today.