

# \$275,000 - 23 Rae Crescent, Fort McMurray

MLS® #A2217452

## \$275,000

4 Bedroom, 3.00 Bathroom, 1,162 sqft

Residential on 0.21 Acres

Downtown, Fort McMurray, Alberta

Welcome to 23 Rae Crescent: Situated on a massive 9,120 sq ft lot in a prime downtown location, this 4-bedroom, 2.5 bathroom home offers incredible potential for investors or buyers looking to customize their space. Near schools, shopping, fitness facilities, the hospital, and more, convenience is right at your doorstep. Inside, the home remains mostly original—an ideal blank canvas for renovation or redevelopment. The spacious primary bedroom includes its own ensuite, while three additional bedrooms offer room for a growing family or guests. A bright living area opens to a large back deck, perfect for outdoor entertaining under mature trees that provide privacy and charm. A double detached garage adds value and functionality to this well-located property. Whether you're looking to invest, or purchase your first home-23 Rae Crescent is full of opportunity.

Built in 1968

## Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2217452  |
| Price          | \$275,000 |
| Bedrooms       | 4         |
| Bathrooms      | 3.00      |
| Full Baths     | 2         |
| Half Baths     | 1         |
| Square Footage | 1,162     |
| Acres          | 0.21      |



|            |             |
|------------|-------------|
| Year Built | 1968        |
| Type       | Residential |
| Sub-Type   | Detached    |
| Style      | Bi-Level    |
| Status     | Active      |

### **Community Information**

|             |                 |
|-------------|-----------------|
| Address     | 23 Rae Crescent |
| Subdivision | Downtown        |
| City        | Fort McMurray   |
| County      | Wood Buffalo    |
| Province    | Alberta         |
| Postal Code | T9H 1H2         |

### **Amenities**

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 4                                   |
| Parking        | Double Garage Detached, Parking Pad |
| # of Garages   | 2                                   |

### **Interior**

|                   |  |
|-------------------|--|
| Interior Features | Vinyl Windows  |
| Appliances        | Dishwasher, Electric Stove, Refrigerator, Washer/Dryer, Window Coverings |
| Heating           | Fireplace(s), Forced Air   |
| Cooling           | None   |
| Fireplace         | Yes  |
| # of Fireplaces   | 1  |
| Fireplaces        | Wood Burning   |
| Has Basement      | Yes  |
| Basement          | Finished, Full   |

### **Exterior**

|                   |                                   |
|-------------------|-----------------------------------|
| Exterior Features | Other, Private Yard               |
| Lot Description   | Back Yard, Front Yard, Many Trees |
| Roof              | Asphalt Shingle                   |
| Construction      | Stucco                            |
| Foundation        | Poured Concrete                   |

### **Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 3rd, 2025 |
| Days on Market | 8             |
| Zoning         | R1            |

## **Listing Details**

|                |                                  |
|----------------|----------------------------------|
| Listing Office | The Agency North Central Alberta |
|----------------|----------------------------------|

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