

# \$319,900 - 5 Harris Crescent, Fort McMurray

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MLS® #A2219582

**\$319,900**

5 Bedroom, 3.00 Bathroom, 1,171 sqft

Residential on 0.25 Acres

Downtown, Fort McMurray, Alberta

Welcome to 5 Harris Crescent! Located in the heart of Downtown on a HUGE PIE SHAPED 10,746 SQ FT LOT nestled in a quite CUL-DE-SAC, this 5 bedrooms and 2.5 bathrooms home is priced low as it's a HANDYMAN SPECIAL requiring some updates and it features TRIPLE HEATED DETACHED GARAGE and HUGE PRIVATE BACKYARD. As you enter the home, you will be welcome into a bright and large living room with carpet flooring and a brick mantle wood burning fireplace. Toward the back is the dining room and kitchen and down the hall is the primary bedroom with a 2-piece ensuite, two good size bedrooms and a 4-piece bathroom. In the basement, you will find a large family room with fireplace, two bedrooms, a den, a storage room and a 3-piece bathroom. The backyard has many trees and has potential for adding a large deck and patio. In front of detached garage is a large driveway where you can park an RV or boat. Close to parks, playgrounds, shopping mall and restaurants. If you're looking for a project that you can design to your taste, then this property offers a lot of potential. Don't miss this opportunity and book your showing today!

Built in 1967

## Essential Information

MLS® #

A2219582



|                |             |
|----------------|-------------|
| Price          | \$319,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,171       |
| Acres          | 0.25        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                   |
|-------------|-------------------|
| Address     | 5 Harris Crescent |
| Subdivision | Downtown          |
| City        | Fort McMurray     |
| County      | Wood Buffalo      |
| Province    | Alberta           |
| Postal Code | T9H 1N3           |

### Amenities

|                |                                                             |
|----------------|-------------------------------------------------------------|
| Parking Spaces | 6                                                           |
| Parking        | Boat, Off Street, RV Access/Parking, Triple Garage Detached |
| # of Garages   | 3                                                           |

### Interior

|                   |                                                 |
|-------------------|-------------------------------------------------|
| Interior Features | Ceiling Fan(s)                                  |
| Appliances        | Microwave, Refrigerator, Stove(s), Washer/Dryer |
| Heating           | Forced Air, Natural Gas                         |
| Cooling           | None                                            |
| Fireplace         | Yes                                             |
| # of Fireplaces   | 2                                               |
| Fireplaces        | Wood Burning                                    |
| Has Basement      | Yes                                             |
| Basement          | Full, Partially Finished                        |

### Exterior

|                   |                                  |
|-------------------|----------------------------------|
| Exterior Features | Fire Pit, Lighting, Private Yard |
|-------------------|----------------------------------|

|                 |                                                                         |
|-----------------|-------------------------------------------------------------------------|
| Lot Description | Back Yard, Cul-De-Sac, Few Trees, Private, Street Lighting, Yard Lights |
| Roof            | Asphalt                                                                 |
| Construction    | Concrete, Wood Siding                                                   |
| Foundation      | Poured Concrete                                                         |

**Additional Information**

|                |               |
|----------------|---------------|
| Date Listed    | May 9th, 2025 |
| Days on Market | 3             |
| Zoning         | R1            |

**Listing Details**

|                |            |
|----------------|------------|
| Listing Office | KIC Realty |
|----------------|------------|

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