

# \$449,900 - 7 Berry Crescent, Fort McMurray

MLS® #A2195935

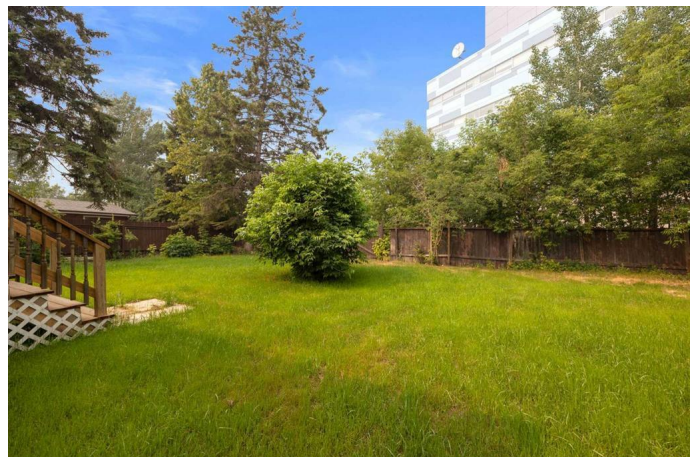
**\$449,900**

5 Bedroom, 3.00 Bathroom, 1,150 sqft  
Residential on 0.20 Acres

Downtown, Fort McMurray, Alberta

## ELEGANCE MEETS MODERN LIVING!!!

Make yourself right at home upon entering 7 Berry Crescent. Prepare to be WOWED! This stylish bungalow has seen a MAJOR upgrade from top to bottom and is ready for new owners. There is NOTHING to do except move in and savour the ambience . Enjoy this elegant lifestyle, while embracing a quiet cul-de sac location, minutes away from the Hospital and downtown core. The back yard is super spacious, sitting on an over 8,300 sq ft fully fenced lot. A single detached garage provides for ample parking/ storage plus an extra long driveway accommodating extra parking. As you step inside you are greeted with black and white finishings customized with natural woodwork, pot lights and a timeless kitchen. The living area boasts tons of space, Led lighting fixtures and backs onto a 3 season room that is fully screened in. This will quickly become your backyard retreat that you can enjoy through the warmer months and is perfect for entertaining. There are 3 bedrooms on the main floor with brand new MATCHING bathrooms, AND a second full bathroom with stand up shower off the primary bedroom. This is very rare to find 2 full bathrooms on the main level in the Downtown core. The upgrades are unmatched on 7 Berry Crescent including: Quartz countertops, stunning backsplash, vinyl plank flooring, new windows, doors, light fixtures, trim, paint, closets, faucets & Central A/C for those hot summer days! There is a NEW Roof that was installed in



September 2023. Everything has been changed and upgraded with TOP quality workmanship. The basement is bright and spacious, featuring new windows, luxury vinyl plank flooring, doors, paint, lighting and 2 more bedrooms. A good size kitchen and living area make this space feel super comfortable. Centrally located downtown close to schools, parks, shopping and amenities, there's nothing left to do but move in! Welcome home!

Built in 1967

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2195935    |
| Price          | \$449,900   |
| Bedrooms       | 5           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,150       |
| Acres          | 0.20        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 7 Berry Crescent |
| Subdivision | Downtown         |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9H 1J9          |

**Amenities**

|                |                                  |
|----------------|----------------------------------|
| Parking Spaces | 5                                |
| Parking        | Driveway, Single Garage Detached |
| # of Garages   | 1                                |

## Interior

|                   |                                                                                                                 |
|-------------------|-----------------------------------------------------------------------------------------------------------------|
| Interior Features | Kitchen Island, No Animal Home, No Smoking Home, Open Floorplan, Natural Woodwork, Quartz Counters, See Remarks |
| Appliances        | Central Air Conditioner, Dishwasher, Stove(s), Washer/Dryer, See Remarks                                        |
| Heating           | Forced Air, Natural Gas                                                                                         |
| Cooling           | None                                                                                                            |
| Has Basement      | Yes                                                                                                             |
| Basement          | Finished, Full, Suite                                                                                           |

## Exterior

|                   |                 |
|-------------------|-----------------|
| Exterior Features | Private Yard    |
| Lot Description   | Back Yard       |
| Roof              | Asphalt Shingle |
| Construction      | See Remarks     |
| Foundation        | Poured Concrete |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | February 21st, 2025 |
| Days on Market | 184                 |
| Zoning         | R1                  |

## Listing Details

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

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