

# \$405,000 - 6 Berry Crescent, Fort McMurray

MLS® #A2209027

**\$405,000**

5 Bedroom, 2.00 Bathroom, 1,044 sqft  
Residential on 0.28 Acres

Downtown, Fort McMurray, Alberta

Do you dream of a big yard right in the heart of Fort McMurray? This home gives you space to play, grow, and enjoy the outdoorsâ€”all while being close to everything you need.

Welcome to this warm and bright 5-bedroom, 2-bathroom bi-level home in downtown Fort McMurray. It has 1,044 square feet of space and sits on a huge 12,386 square foot lotâ€”with a pond right in your backyard! Thereâ€™s even a double detached garage for all your tools, toys, or extra storage.

Inside, the living room is full of light from the large windows. Thereâ€™s a real wood-burning fireplace to keep you cozy on chilly nights, and hardwood floors that add charm and warmth. The kitchen has lots of cupboards, plus big sliding doors that take you right out to the deckâ€”perfect for family BBQs or just soaking up the sun.

The dining area is open to the kitchen, so you can keep chatting while meals are made. Downstairs, thereâ€™s a fun rec room just right for the kids. Youâ€™ll also find an updated bathroom with a walk-in shower.

Upstairs, the main bathroom has four pieces, making mornings easy for the whole family. With five bedrooms, thereâ€™s room for everyone to have their own spaceâ€”or maybe even a home office or craft room.



But the real showstopper? The yard. It's massive. You can garden, build a play area, host parties, or just relax by the small fish pond. The front yard adds curb appeal, and there's room for extra parking too.

Love being close to schools, the hospital, and shopping? This home makes daily life easy. Walk to the park, grab groceries, or drop the kids at school—all nearby.

This home solves the problem so many families face: wanting more space without giving up the ease of city living. You get room to breathe, play, and grow—right downtown.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 1967

**Essential Information**

MLS® #	A2209027
Price	\$405,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,044
Acres	0.28
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

**Community Information**

Address	6 Berry Crescent
Subdivision	Downtown
City	Fort McMurray

County	Wood Buffalo
Province	Alberta
Postal Code	T9H3P4

### Amenities

Parking Spaces	4
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Pantry, Vinyl Windows
Appliances	Dishwasher, Microwave, Refrigerator, Stove(s)
Heating	Forced Air
Cooling	None
Fireplace	Yes
# of Fireplaces	2
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Full, Suite

### Exterior

Exterior Features	Private Yard
Lot Description	Landscaped, Lawn, Pie Shaped Lot
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	April 5th, 2025
Days on Market	133
Zoning	R1

### Listing Details

Listing Office	RE/MAX Connect
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