\$489,900 - 31 Rae Crescent, Fort McMurray

MLS® #A2226105

\$489,900

6 Bedroom, 3.00 Bathroom, 1,473 sqft Residential on 0.19 Acres

Downtown, Fort McMurray, Alberta

Prepare to be wowed! 31 Rae Crescent comes with all the bells and whistles! Carefully crafted to account for every single detail, this one is sure to stop you in your tracks! Renovated and remodelled top to bottom in 2018, pride of ownership definitely shines. Situated on an 8200 sqft lot, you are welcomed with a front deck, ample parking and fabulous curb appeal. The massive driveway can easily park your RV plus vehicles, while the detached heated double garage makes for the ultimate man cave. Beautiful grey siding wraps the home and garage giving a stylish impression. Stepping inside you are welcomed with vinyl plank flooring, light paint and eloquent lighting. Greeting you awaits a separate family room for entertaining your guests. As you step inside prepare to be wowed with an open concept living area/ kitchen and dining room. The living room boasts a gas fireplace, custom made grey kitchen with a 6 foot island, ample cupboard & counter space, and updated SS appliances including a gas stove. Elegant quartz countertops and glass backsplash add an extra flair. Off the kitchen is a main floor LAUNDRY room equipped with a gas dryer. Three bedrooms and 2 FULL bathrooms finish off the main floor. Main floor bathrooms have been updated with elegant and modern tile finishings. The lower level is completely separated from the home, boasting the same vinyl plank flooring, three more bedrooms, a full bathroom, kitchen, living area and laundry room. Ample sized windows in the basement







keep the space feeling bright and airy.

Additional features include: 2018- Central Air conditioning, shingles, soffit, fascia, bbq gas line, updated plumbing in the whole house, updated electrical, back flow valve in basement. Close to 2 elementary, 1 high school and Keyano College, shopping, parks and amenities 31 Rae Crescent is prime location. Don't miss out, book your private viewing today!

Built in 1964

Essential Information

MLS® # A2226105 Price \$489,900

Bedrooms 6 Bathrooms 3.00

Full Baths 3

Square Footage 1,473 Acres 0.19 Year Built 1964

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

Community Information

Address 31 Rae Crescent

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 1H2

Amenities

Parking Spaces 10

Parking Double Garage Detached, Driveway, Off Street, RV Access/Parking

of Garages 2

Interior

Interior Features Kitchen Island, No Animal Home, Open Floorplan, See Remarks, Bidet,

Low Flow Plumbing Fixtures, Quartz Counters, Separate Entrance

Appliances Central Air Conditioner, Dishwasher, Gas Stove, Refrigerator, See

Remarks, Washer/Dryer, Window Coverings, Electric Stove, Freezer,

Gas Dryer, Range Hood

Heating Fireplace(s), Forced Air, Natural Gas

Cooling Central Air

Fireplace Yes

of Fireplaces 1

Fireplaces Gas, See Remarks

Has Basement Yes

Basement Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features BBQ gas line, Barbecue, Dock, Private Entrance

Lot Description Back Yard, Backs on to Park/Green Space

Roof Asphalt Shingle

Construction See Remarks, Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed June 2nd, 2025

Days on Market 150 Zoning R1

Listing Details

Listing Office COLDWELL BANKER UNITED

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