

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

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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, Open Floorplan, Separate Entrance, Bidet, Low Flow Plumbing Fixtures, No Animal Home, Quartz Counters, See Remarks                        |
| Appliances        | Central Air Conditioner, Dishwasher, Electric Stove, Gas Stove, Range Hood, Refrigerator, Washer/Dryer, Window Coverings, Freezer, Gas Dryer, See Remarks |
| Heating           | Forced Air, Natural Gas, Fireplace(s)   |
| Cooling           | Central Air   |
| Fireplace         | Yes   |
| # of Fireplaces   | 1   |
| Fireplaces        | Gas, See Remarks  |
| Has Basement      | Yes   |
| Basement          | Finished, Full, Exterior Entry, Suite   |

## Exterior

|                   |  |
|-------------------|--|
| Exterior Features | Private Entrance, Barbecue, Dock, BBQ gas line |
| Lot Description   | Back Yard, Backs on to Park/Green Space        |
| Roof              | Asphalt Shingle                                |
| Construction      | Vinyl Siding, See Remarks                      |
| Foundation        | Poured Concrete                                |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | June 2nd, 2025 |
| Days on Market | 104            |
| Zoning         | R1             |

## Listing Details

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

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