

6 Berry Crescent
Fort McMurray, Alberta

MLS # A2209027



\$419,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,044 sq.ft.	Age:	1967 (58 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached		
Lot Size:	0.28 Acre		
Lot Feat:	Landscaped, Lawn, Pie Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Ceramic Tile, Hardwood, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full, Suite	LLD:	-
Exterior:	Vinyl Siding, Wood Frame	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Pantry, Vinyl Windows		

Inclusions: fridge x2, stove, dishwasher, microwave, fan hood, washer, dryer, blinds, garage door opener & remote, dresser, lawn mower, shed,

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 outdoors—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 lot—with a pond right in your backyard! There'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. There'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 deck—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, there's a fun rec room just right for the kids. You'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, there's room for everyone to have their own space—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—it's 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?