

# \$469,900 - 7 Berry Crescent, Fort McMurray

MLS® #A2195935

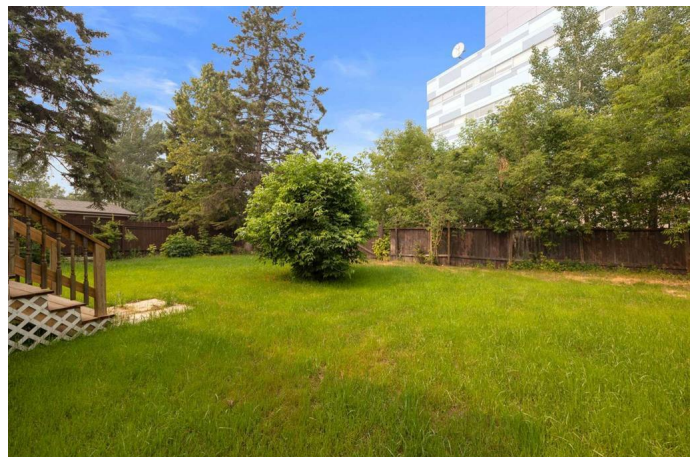
**\$469,900**

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. There is a brand 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	\$469,900
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, Quartz Counters, See Remarks, Natural Woodwork
Appliances	Dishwasher, See Remarks, Stove(s), Washer/Dryer
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	82
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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