



## 145 Kennedy Crescent Fort McMurray Alberta

\$670,000

Welcome to 145 Kennedy Crescent, a charming and beautifully renovated home in the heart of Fort McMurray. Meticulously rebuilt from the studs up between 2016 & 2018, this property offers modern amenities and cozy comfort, making it an ideal sanctuary for your family. Enjoy peace of mind with updates including two new furnaces, a hot water tank, shingles, wiring, insulation, doors, windows, and duct work. The exterior features stunning brick and HardiePlank siding. The seller, an interior designer, has crafted the aesthetic of this home, ensuring every detail is functional and stylish. As you step inside, you're greeted by an open-concept layout connecting the custom kitchen, dining, and sunken living room. The custom kitchen boasts top-tier finishes, including ceiling-height cabinets, quartz countertops, a tile backsplash, and a pop of "tiffany-blue" interior colours in the island drawers. The massive pantry is equipped with plug-ins for an additional fridge or freezer, enhancing the kitchen's functionality. Gather around the island for casual meals or enjoy formal dining in the dedicated dining area, which accommodates a full-sized table for entertaining. A sprawling family room at the back of the house creates a perfect space for families to cozy up around the stunning wood-burning fireplace, making the home comfortable and economical for winter heat. The family room also provides access to your west-facing backyard oasis, including a beautiful deck and hot tub, where you can relax and unwind in the serene outdoor space. The home features a total of five beautifully appointed bedrooms and three bathrooms, ensuring ample space and privacy for everyone. Three bedrooms are conveniently located upstairs, each with an attached sitting area. The primary is a true retreat, offering flexibility for a sitting area, nursery, or extra dressing and closet space. It also featur...

4pc Bathroom 5.75 Ft x 7.75 Ft

Bedroom 10.92 Ft x 11.92 Ft

Bedroom 9.17 Ft x 11.33 Ft

Laundry room 7.58 Ft x 8.17 Ft

Recreational, Games room 32.00 Ft x 41.50 Ft

Storage 5.75 Ft x 16.58 Ft

Bonus Room 5.25 Ft x 12.42 Ft

Bedroom 9.92 Ft x 9.75 Ft

Bonus Room 5.42 Ft x 7.42 Ft

Primary Bedroom 11.33 Ft x 13.92 Ft

Bonus Room 5.25 Ft x 13.83 Ft

Other 5.92 Ft x 7.58 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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EXP REALTY

**RE/MAX**

**RE/MAX Fort McMurray**

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<b>Furnace</b>	7.58 Ft x 8.17 Ft	<b>Dining room</b>	12.25 Ft x 9.83 Ft
<b>4pc Bathroom</b>	5.92 Ft x 8.67 Ft	<b>Family room</b>	12.17 Ft x 16.42 Ft
<b>4pc Bathroom</b>	6.08 Ft x 9.67 Ft	<b>Kitchen</b>	18.00 Ft x 15.42 Ft
<b>Bedroom</b>	8.00 Ft x 12.67 Ft		