



# 150 Campbell Crescent Fort McMurray Alberta

\$599,900

Welcome to 150 Campbell Crescent, a beautifully renovated 2-storey home offering over 2700 sqft of living space on a 5600 sqft lot. This home is perfectly situated for privacy, backing onto a tree-line with no direct neighbors behind or beside the property. As you step inside, you'll be greeted by a spacious and modern living environment. This home received a facelift over the past 10 years, renovations include a new kitchen, flooring throughout (2021), main floor 1/2 bath. The main floor features modern laminate flooring throughout, a large living room with a natural gas fireplace also updated in 2021, and a beautifully renovated kitchen with stainless steel appliances (new in 2021), ample counter space, and a massive island with an eat-up option. Pot lights illuminate the main living space, creating a bright and welcoming atmosphere. Additional rooms on this floor include a versatile front office/den/playroom + a renovated 2-piece bathroom. The laundry room, equipped with extra storage, & is conveniently located just steps away from the finished heated garage. Thoughtfully designed with stainless cabinetry and organizing racks. Upstairs, the home offers three generously sized bedrooms. The primary bedroom, located at the back of the home, overlooks the mature trees and features a spacious ensuite and a walk-in closet. The basement level adds incredible value with a large family room. The additional 1 bedroom + den/gym room are sure to please and are served by another 4-piece bathroom. This space is perfect for extended family, guests, or as an entertainment area. Additional items to note: Shingles were replaced in 2016, Hot Water Tank 2021. Enjoy the privacy and comfort of this beautiful property, ready to welcome its new owners. 150 Campbell Crescent is more than just a house; it's a perfect family home with modern amenities, ample living space, and thoughtful...

Primary Bedroom 14.08 Ft x 17.08 Ft

5pc Bathroom 12.42 Ft x 8.83 Ft

Other 4.92 Ft x 9.92 Ft

Bedroom 12.33 Ft x 11.50 Ft

Bedroom 12.33 Ft x 11.50 Ft

Family room 16.25 Ft x 17.83 Ft

Den 12.00 Ft x 11.50 Ft

3pc Bathroom 7.17 Ft x 8.17 Ft

Living room 14.17 Ft x 17.25 Ft

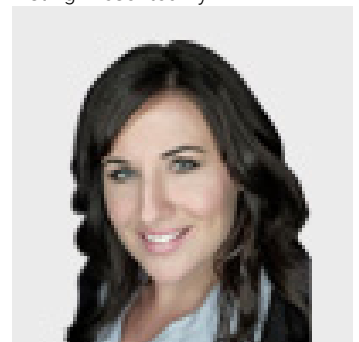
Kitchen 14.17 Ft x 11.50 Ft

Dining room 12.83 Ft x 7.08 Ft

2pc Bathroom 7.33 Ft x 5.42 Ft

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

Listing Presented By:



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**RE/MAX**

**RE/MAX Fort McMurray**

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Bedroom 9.83 Ft x 14.25 Ft

3pc Bathroom 7.17 Ft x 8.17 Ft

Den 10.83 Ft x 10.92 Ft

Laundry room 6.92 Ft x 10.33 Ft