



44 Bell Crescent Fort McMurray Alberta

\$445,000

Looking for an ultimate Urban Escape: Welcome to 44 Bell Crescent - a lovingly cared for by the same owner for over 30 years. This sprawling bungalow offers an unparalleled lifestyle of elegance and comfort, perfectly situated within walking distance of KEYANO COLLEGE, Hospital, High Schools, and a short distance from shopping, bus stops, dining, and more amenities. Let's begin with the exterior of the home - the exterior offers a large and landscaped yard featuring LOTS OF PARKING, RV PARKING, DETACHED DOUBLE HEATED GARAGE (26' x 27'), LARGE DECK, and SHED. Updated siding and shingles (2017). Enter this home and be pleasantly greeted by the generous space it presents. OVER 2100 SQ FT OF LIVING SPACE that has SEPARATE ENTERACE to basement and has seen many RENOVATIONS OVER THE LAST FEW YEARS. Upon entering, to the left you will find an inviting living room, where warmth greets you at every turn. To the right, discover the dining area and kitchen, adorned with all NEW APPLIANCES, overlooking the lovely backyard for delightful culinary moments. The main level also offers three bedrooms and a full bathroom, completing this perfect blend of charm and functionality for your family's every need. Descending downstairs - experience ultimate Comfort and Luxury in this Basement Retreat! Featuring a spacious bedroom, a large rec room for entertainment, and a gourmet kitchenette with TWO FRIDGES, a stove, and an island, this space is designed for both relaxation and lively gatherings. The fully renovated bathroom offers a haven with a NEW large stand-up shower, vanity, and a rarely used jacuzzi tub, completing this exquisite basement paradise. Is it professionally staged? NOT AT ALL. The delightful homeowners are open to NEGOTIATING ALL FURNITURE for the new buyers-just pack your bags and move right in! This property rests ABOVE THE FLOOD-ZONE, peace of mind. Call today to sc...

Bedroom 11.83 Ft x 18.17 Ft

Kitchen 10.92 Ft x 19.00 Ft

Recreational, Games room 10.67 Ft x 16.58 Ft

4pc Bathroom 10.17 Ft x 10.33 Ft

Furnace 11.83 Ft x 12.67 Ft

4pc Bathroom 7.33 Ft x 6.75 Ft

Bedroom 12.00 Ft x 10.00 Ft

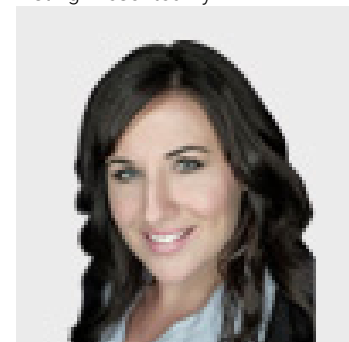
Kitchen 8.83 Ft x 10.00 Ft

Dining room 11.75 Ft x 8.92 Ft

Living room 11.83 Ft x 17.17 Ft

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

Listing Presented By:



Originally Listed by:
EXP REALTY

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue, Fort McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net

Bedroom 10.83 Ft x 10.08 Ft

Primary Bedroom 10.75 Ft x 13.17 Ft