

55 Bell Crescent
Fort McMurray, Alberta

MLS # A2165825



\$309,900

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|------------------|-----------------------------------|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,030 sq.ft. | Age: | 1967 (57 yrs old) |
| Beds: | 4 | Baths: | 2 full / 1 half |
| Garage: | Double Garage Detached | | |
| Lot Size: | 0.15 Acre | | |
| Lot Feat: | Back Yard, Front Yard, Landscaped | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Carpet, Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | Finished, Full | LLD: | - |
| Exterior: | Wood Frame | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Laminate Counters, See Remarks, Separate Entrance | | |

Inclusions: Sold as is, where is on possession

55 Bell Cres - this single-family bungalow sits on a large lot downtown with a detached car garage offering lots of parking landscape yard. Inside you will find a large living room area with an abundance of natural lighting and laminate flooring. It is open to your dinette area. Great for entertaining. Your oversize kitchen features lots of countertop and Covered space with beautiful dark cabinetry and direct access to your backyard as well as your basement providing a separate entrance. The main floor also features your primary bedroom with a two-piece en suite. Two other bedrooms and a four piece full bathroom. The basement is fully developed, With a large recreation room, a fourth bedroom and full bathroom as well as a storage area and laundry room. Your home is close to amenities, which include shopping, schools, public transportation, as well as busing to industry and so much more wait today. This home is priced to sell.