

\$375,000 - 1 Harris Crescent, Fort McMurray

MLS® #A2261979

\$375,000

4 Bedroom, 2.00 Bathroom, 1,120 sqft
Residential on 0.18 Acres

Downtown, Fort McMurray, Alberta

Welcome to 1 Harris Crescent. A warm and inviting bungalow perfectly situated in the heart of downtown! This home is set on an impressive 7,800+ sq. ft. corner lot, surrounded by mature trees and beautiful landscaping that includes lovely front flower beds and even your own apple tree in the backyard. Enjoy peace and privacy while being just steps from schools, shopping, bus stops, and other amenities, the perfect blend of convenience and comfort. If you need space for hobbies, work, or extra storage, this property delivers! There's a double detached heated garage with a two vehicle driveway, a large 20x17 heated workshop with its own electrical panel ideal for a small business, gym, or creative workspace PLUS a roomy storage shed. Inside, the home offers a bright, welcoming layout. The main floor features 3 bedrooms and a 4-piece bathroom, an updated kitchen with crisp white cabinetry, and eye catching feature walls in the hallway and living room. The spacious living area provides a sunny, relaxing space for family gatherings or entertaining guests. Head downstairs to find a large rec room with a wood burning fireplace, perfect for cozy nights in. You'll also find a 4th bedroom, 3-piece bathroom, and a laundry room with a wash basin for added convenience. Recent upgrades include: furnace (2021), hot water tank (2021), shingles (2014), windows (2014), and vinyl flooring (2022). This home offers incredible value with room for your family,



your hobbies, and so much more â€” all for under \$400,000! Donâ€™t wait to see it in person, book your showing today!

Built in 1967

Essential Information

MLS® #	A2261979
Price	\$375,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2
Square Footage	1,120
Acres	0.18
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	1 Harris Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1N3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Driveway, Heated Garage, Off Street, Oversized, Parking Pad, Garage Door Opener, Insulated, See Remarks
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Fireplace(s)
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Wood Burning
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Garden, Lighting, Private Yard
Lot Description	Corner Lot, Few Trees, Front Yard, Landscaped, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	October 15th, 2025
Days on Market	5
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
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