

# \$439,900 - 9 Bennett Crescent, Fort McMurray

MLS® #A2250382

**\$439,900**

4 Bedroom, 3.00 Bathroom, 1,164 sqft

Residential on 0.18 Acres

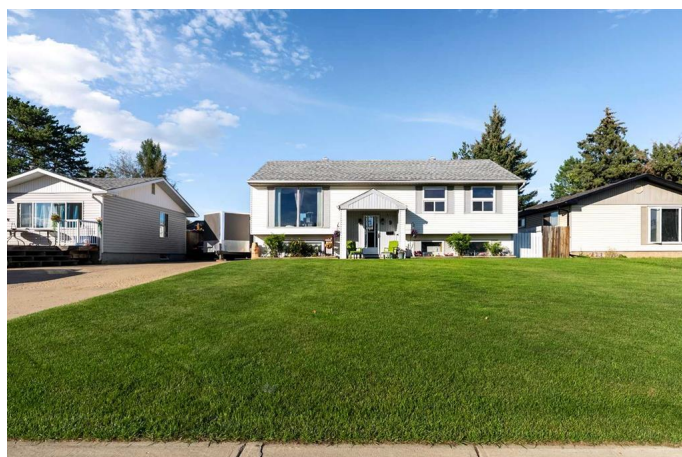
Downtown, Fort McMurray, Alberta

Welcome to 9 Bennett Crescent—a beautifully maintained home that's truly move-in ready! Nestled in a quiet neighbourhood just south of the downtown core, this property offers 4 spacious bedrooms, 2.5 bathrooms and brand-new stainless steel appliances. The main floor features new vinyl plank flooring, while the bathrooms have been recently renovated for a modern touch. Outdoors, enjoy a professionally maintained yard with no neighbours behind you—perfect for summer relaxation and privacy. Parking is abundant, with a double heated garage, rear yard access and a driveway that accommodates up to 6 vehicles, RV's or toy trailers. The location is unbeatable: within walking distance to elementary and secondary schools, Keyano College and just steps from shops, gas station and everyday amenities. This home combines comfort, convenience, and style—ready for its next chapter!

Built in 1968

## Essential Information

MLS® #	A2250382
Price	\$439,900
Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1



Square Footage	1,164
Acres	0.18
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	9 Bennett Crescent
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1H4

### Amenities

Parking Spaces	8
Parking	Double Garage Detached
# of Garages	2

### Interior

Interior Features	Bar, No Smoking Home, Storage
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Microwave, Range Hood, Refrigerator, Washer/Dryer, Window Coverings
Heating	Fireplace(s), Forced Air, Natural Gas
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### Exterior

Exterior Features	Garden, Private Yard, Storage
Lot Description	Back Yard, Front Yard, Garden, Landscaped, No Neighbours Behind, Street Lighting
Roof	Asphalt Shingle
Construction	Stucco, Vinyl Siding, Wood Frame

Foundation	Poured Concrete
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### **Additional Information**

Date Listed	August 21st, 2025
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Days on Market	2
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Zoning	R1
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### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
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