

# \$439,900 - 3 May Crescent, Fort McMurray

MLS® #A2255898

**\$439,900**

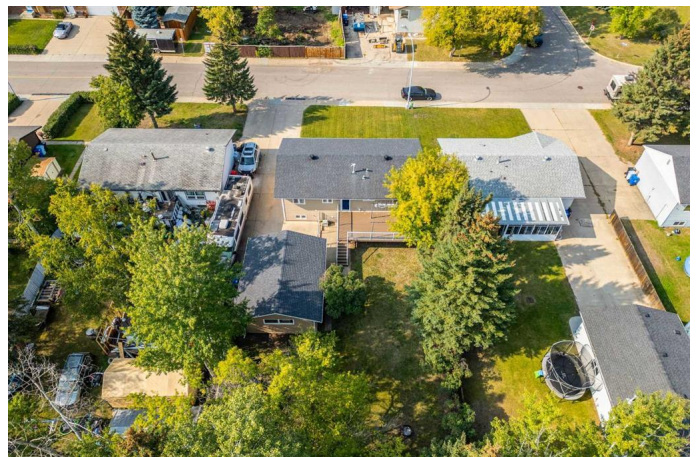
4 Bedroom, 3.00 Bathroom, 1,161 sqft

Residential on 0.19 Acres

Downtown, Fort McMurray, Alberta

3 MAY CRESCENT! Sits on a 8400 sqft lot and features 4 Bedrooms, 3 baths & Double detached garage with side yard access and all this backs onto the green space giving you ultimate privacy in your back yard! These owners have called this place home for over 25 years and the time has come to move on; they are truly looking forward to another lovely family calling this well maintained property HOME! Several renovations have happened in the home with updated shingles, windows, siding, flooring, painting, bathrooms, hot water tank and more. Once in side you'll notice the pride of ownership shine through. Main floor features eat in kitchen with updated appliances and large windows that look out to the back yard where you can watch the kids play. Living room is spacious and is just off the kitchen & down the hall you will find the 3 bedrooms including the primary bedroom that has a 1/2 bath en-suite + main bath that has been renovated to include jetted tub!! Lower level is fully developed with a 3 piece bath; large family room and separate developed rec room that could be a 5th bedroom if needed. Outside you'll love the yard its huge; and you have a large patio deck to enjoy the beautiful private yard. Finally other features include: Central A/C, No smoking home, close to all amenities like the Hospital, schools, shopping, grocery and parks! Call today to view this GEM located in downtown Fort McMurray!

Built in 1967



## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2255898    |
| Price          | \$439,900   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,161       |
| Acres          | 0.19        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

## Community Information

|             |                |
|-------------|----------------|
| Address     | 3 May Crescent |
| Subdivision | Downtown       |
| City        | Fort McMurray  |
| County      | Wood Buffalo   |
| Province    | Alberta        |
| Postal Code | T9H 1J8        |

## Amenities

|                |                                                              |
|----------------|--------------------------------------------------------------|
| Parking Spaces | 5                                                            |
| Parking        | Concrete Driveway, Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                                            |

## Interior

|                   |                                                                                             |
|-------------------|---------------------------------------------------------------------------------------------|
| Interior Features | Jetted Tub, No Smoking Home, See Remarks, Vinyl Windows                                     |
| Appliances        | Central Air Conditioner, Dishwasher, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                     |
| Cooling           | Central Air                                                                                 |
| Has Basement      | Yes                                                                                         |
| Basement          | Finished, Full                                                                              |

## Exterior

|                   |              |
|-------------------|--------------|
| Exterior Features | Private Yard |
|-------------------|--------------|

|                 |                                                                  |
|-----------------|------------------------------------------------------------------|
| Lot Description | Backs on to Park/Green Space, Cul-De-Sac, Landscaped, Many Trees |
| Roof            | Asphalt Shingle                                                  |
| Construction    | See Remarks                                                      |
| Foundation      | Poured Concrete                                                  |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 11th, 2025 |
| Days on Market | 6                    |
| Zoning         | R1                   |

### **Listing Details**

|                |                        |
|----------------|------------------------|
| Listing Office | COLDWELL BANKER UNITED |
|----------------|------------------------|

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.