

\$405,000 - 6 Berry Crescent, Fort McMurray

MLS® #A2209027

\$405,000

5 Bedroom, 2.00 Bathroom, 1,044 sqft
Residential on 0.28 Acres

Downtown, Fort McMurray, Alberta

Do you dream of a big yard right in the heart of Fort McMurray? This home gives you space to play, grow, and enjoy the outdoorsâ€”all while being close to everything you need.

Welcome to this warm and bright 5-bedroom, 2-bathroom bi-level home in downtown Fort McMurray. It has 1,044 square feet of space and sits on a huge 12,386 square foot lotâ€”with a pond right in your backyard! Thereâ€™s even a double detached garage for all your tools, toys, or extra storage.

Inside, the living room is full of light from the large windows. Thereâ€™s a real wood-burning fireplace to keep you cozy on chilly nights, and hardwood floors that add charm and warmth. The kitchen has lots of cupboards, plus big sliding doors that take you right out to the deckâ€”perfect for family BBQs or just soaking up the sun.

The dining area is open to the kitchen, so you can keep chatting while meals are made. Downstairs, thereâ€™s a fun rec room just right for the kids. Youâ€™ll also find an updated bathroom with a walk-in shower.

Upstairs, the main bathroom has four pieces, making mornings easy for the whole family. With five bedrooms, thereâ€™s room for everyone to have their own spaceâ€”or maybe even a home office or craft room.



But the real showstopper? The yard. It's massive. You can garden, build a play area, host parties, or just relax by the small fish pond. The front yard adds curb appeal, and there's room for extra parking too.

Love being close to schools, the hospital, and shopping? This home makes daily life easy. Walk to the park, grab groceries, or drop the kids at school—all nearby.

This home solves the problem so many families face: wanting more space without giving up the ease of city living. You get room to breathe, play, and grow—right downtown.

Check out the detailed floor plans where you can see every sink and shower in the home, 360 tour and video. Are you ready to say yes to this address?

Built in 1967

Essential Information

| | |
|----------------|-------------|
| MLS® # | A2209027 |
| Price | \$405,000 |
| Bedrooms | 5 |
| Bathrooms | 2.00 |
| Full Baths | 2 |
| Square Footage | 1,044 |
| Acres | 0.28 |
| Year Built | 1967 |
| Type | Residential |
| Sub-Type | Detached |
| Style | Bi-Level |
| Status | Active |

Community Information

| | |
|-------------|------------------|
| Address | 6 Berry Crescent |
| Subdivision | Downtown |
| City | Fort McMurray |

| | |
|-------------|--------------|
| County | Wood Buffalo |
| Province | Alberta |
| Postal Code | T9H3P4 |

Amenities

| | |
|----------------|------------------------|
| Parking Spaces | 4 |
| Parking | Double Garage Detached |
| # of Garages | 2 |

Interior

| | |
|-------------------|---|
| Interior Features | Vinyl Windows, Pantry |
| Appliances | Dishwasher, Microwave, Refrigerator, Stove(s) |
| Heating | Forced Air |
| Cooling | None |
| Fireplace | Yes |
| # of Fireplaces | 2 |
| Fireplaces | Wood Burning |
| Has Basement | Yes |
| Basement | Full, Suite |

Exterior

| | |
|-------------------|----------------------------------|
| Exterior Features | Private Yard |
| Lot Description | Landscaped, Pie Shaped Lot, Lawn |
| Roof | Asphalt Shingle |
| Construction | Vinyl Siding, Wood Frame |
| Foundation | Poured Concrete |

Additional Information

| | |
|----------------|-----------------|
| Date Listed | April 5th, 2025 |
| Days on Market | 101 |
| Zoning | R1 |

Listing Details

| | |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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