# \$324,900 - 15 Centennial Drive, Fort McMurray

MLS® #A2221884

# \$324,900

2 Bedroom, 1.00 Bathroom, 1,001 sqft Residential on 0.19 Acres

Downtown, Fort McMurray, Alberta

Investor Alert! This is an incredible opportunity for a savvy buyer or investor looking to build sweat equity and transform a home into their own vision. Sitting on a generous 8,250 sq ft lot, this charming bungalow features a heated double detached garage and endless potential.

The main floor welcomes you with a spacious living room boasting gleaming hardwood floors and a large picture window that fills the space with natural light. The hardwood continues into the dining area, which easily accommodates a large family tableâ€"perfect for gatherings and celebrations.

The well-designed galley kitchen offers ample storage in classic oak cabinetry, a bright window over the sink overlooking the backyard, and convenient access to the back deckâ€"ideal for grilling and outdoor entertaining.

Originally designed with three bedrooms, the main floor now features a massive primary bedroom, created by removing a wall between two rooms (which could easily be reinstalled if three bedrooms on the main level are desired). A second bedroom and a 4-piece bathroom complete this level.

Downstairs offers a blank canvas for developmentâ€"live upstairs while you customize the lower level to suit your needs!







Step outside to find a huge back deck with plenty of room for a BBQ, smoker, and Blackstone grillâ€"plus space left over to dine, lounge, or entertain. The expansive, fully fenced backyard is perfect for kids and pets, and features a large gate off the back alley for RV or toy storage.

This home is ideally situated near all amenities, schools, parks, playgrounds, Keyano College, Northern Lights Hospital and a short walking distance to the trails that will take you along the scenic Clearwater River! Don't miss out on this fantastic property full of potential and possibilities!

## Built in 1968

## **Essential Information**

MLS® # A2221884 Price \$324,900

Bedrooms 2 Bathrooms 1.00

Full Baths 1

Square Footage 1,001 Acres 0.19 Year Built 1968

Type Residential
Sub-Type Detached
Style Bungalow
Status Active

#### Status Active

**Community Information** 

Address 15 Centennial Drive

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 1H9

#### **Amenities**

Parking Spaces 5

Parking Driveway, Off Street, Double Garage Detached

# of Garages 2

#### Interior

Interior Features Laminate Counters, See Remarks, Bathroom Rough-in

Appliances Dishwasher, Dryer, Refrigerator, See Remarks, Washer, Microwave,

Oven

Heating Forced Air

Cooling None
Has Basement Yes

Basement See Remarks, Unfinished

#### **Exterior**

Exterior Features Private Yard Lot Description Back Lane

Roof Asphalt Shingle Construction Vinyl Siding

Construction viriyi Clairig

Foundation Poured Concrete

# **Additional Information**

Date Listed May 20th, 2025

Days on Market 165 Zoning R1

# **Listing Details**

Listing Office COLDWELL BANKER UNITED

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