$414,900 - 23 Mcleod Street, Fort McMurray

MLS® #A2245743

$414,900
5 Bedroom, 3.00 Bathroom, 1,175 sqft
Residential on 0.14 Acres

Downtown, Fort McMurray, Alberta

Welcome to 23 McLeod Street, where elegance meets functionality! This modern 1,175 sqft Bungalow has seen a major upgrade over the last few years from the studs up and is ready for new owners! Situated on a 6,050 sqft lot the possibilities are endless. You are welcomed with bright and airy paint, tons of natural lighting, new lighting and gleaming hardwood floors giving warmth to this generous layout. The kitchen is SURE to impress with newly installed grey cabinets (August 2022), accentuated with black fixtures, a modern subway tile, stunning quartz countertops & SS Appliances. With 3 good sized bedrooms, 1.5 bathrooms & main floor laundry (2022) there is tons of functionality for a growing family. The SEPARATE entrance offering additional revenue potential leads to the super cozy basement with plush carpet, 2 additional bedrooms, an oversized rec room , kitchenette, storage room AND basement storage. An extended driveway AND a 24x24 Garage (just completed July 2025) provides tons of parking. Additional features include: Central A/C (2022), Shingles, Siding ,Soffit ,Fascia & Windows (2018), front and back decks and an adequate shed for outdoor storage. Centrally located near parks, schools, shopping walking trails, this home is move in ready. Don't wait on this one , it won't last long!

Built in 1972

Essential Information

MLS® #	A2245743
Price	$414,900
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,175
Acres	0.14
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	23 Mcleod Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1Z4

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Driveway
# of Garages	2

Interior

Interior Features	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance
Appliances	Central Air Conditioner, Dishwasher, Electric Stove, Freezer, Garage Control(s), Microwave, Refrigerator, See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full, Suite

Exterior

Exterior Features	Private Entrance, Private Yard

Lot Description	Back Yard, See Remarks
Roof	Asphalt Shingle
Construction	See Remarks
Foundation	Poured Concrete

Additional Information

Date Listed	August 6th, 2025
Days on Market	4
Zoning	SCL1

Listing Details

Listing Office	COLDWELL BANKER UNITED

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.