

\$344,400 - 46 Centennial Drive, Fort McMurray

MLS® #A2136413

\$344,400

5 Bedroom, 3.00 Bathroom, 1,150 sqft
Residential on 0.16 Acres

Downtown, Fort McMurray, Alberta

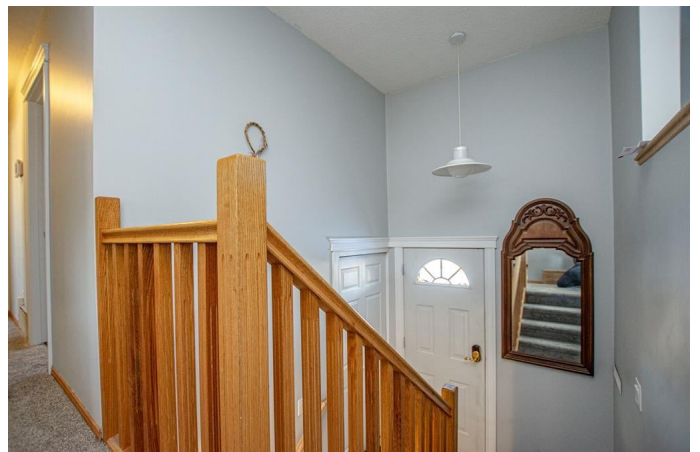
Located in the Heart of town sits this spacious single family home with lots of upgrades and the location is second to none! Within walking distance to all down town amenities to include the bus route, 2 schools, shopping , the hospital and fire hall.

Bi-levels are one of my most favorite types of properties as they have lots of large windows on the main floor and basement as well, to let in all the natural light. Properties in the Clearwater River valley have oversized lots so there is plenty of room for the kids and the pets to roam. This house sits on a 7063 sq foot lot.

The interior of this home has been well taken care of and must be seen to be appreciated. There are 3 bedrooms upstairs and the master bedroom has a 2 pc bathroom. The Basement has 2 more bedrooms a 3pc bathroom, laundry room and a good size rec room with wet bar and a gas burning fire place the perfect place to relax after a long day at work. New vinyl plank has been installed in the entry way and new carpet in the Livingroom and rec room down stairs. There is lots of parking in the drive way and the garage for your Vehicles and your toys as well. The garage is wired for 220 and 110, heated and finished with OSB boarding.

Additional features are central vac and attachments and central air for those warm summer nights ahead.

Built in 1968



Essential Information

MLS® #	A2136413
Price	\$344,400
Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,150
Acres	0.16
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	46 Centennial Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1J3

Amenities

Parking Spaces	4
Parking	Double Garage Detached, Off Street
# of Garages	2

Interior

Interior Features	Bar, Laminate Counters
Appliances	Built-In Refrigerator, Dishwasher, Electric Stove, Washer/Dryer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Private Yard
Lot Description	Interior Lot, Lawn, Landscaped
Roof	Asphalt
Construction	Asphalt, Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 29th, 2024
Days on Market	310
Zoning	R1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
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