



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**15 MACIVER Street, Fort McMurray T9H 1Z6**

MLS® #: **A2105377**

Area: **Downtown**

Listing Date: **02/02/24**

List Price: **\$349,900**

Status: **Pending**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1972**

Lot Information

Finished Floor Area

Abv Sqft:

**1,015**

Low Sqft:

Lot Sz Ar:

**6,050 sqft**

Ttl Sqft:

**1,015**

Lot Shape:

DOM

**90**

Layout

Beds:

**4 (3 1 )**

Baths:

**2.5 (2 1)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**1**

Access:

Lot Feat:

**Backs on to Park/Green Space**

Park Feat:

**Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **None**

Construction:

**Concrete,Vinyl Siding,Wood Frame**

Flooring:

**Carpet,Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl:

**Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer**

Int Feat:

**Bookcases**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Ensuite bath</b>	<b>Main</b>	
<b>4pc Bathroom</b>	<b>Main</b>	
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 9`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 9`2"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`7" x 8`10"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`5" x 9`8"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>3pc Bathroom</b>	<b>Basement</b>	
<b>Living Room</b>	<b>Main</b>	<b>9`5" x 9`8"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 14`4"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 10`8"</b>
<b>Game Room</b>	<b>Basement</b>	<b>20`1" x 26`5"</b>

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**SCL1**

**86TR**

Remarks

Pub Rmks:

Welcome to the house with a **SECRET ROOM!** Discover the charm and mystery of this captivating residence, complete with a **SECRET ROOM** that's sure to delight all Harry Potter fans. With 3 + 1 bedroom, 2.5 bath home is the perfect fit for first-time homeowners looking for something truly special. Nestled in a central downtown location, there are no neighbors beside you, offering the tranquility of living next to a greenspace. As you step inside, you'll be welcomed by a spacious living room boasting a large picture window that frames the front yard. The laminate flooring and the wood-burning fireplace sets the scene for cozy evenings. Off the living room is a dining nook and a bright kitchen with oak cabinetry. Down the hall you will find a 4PC bathroom and 3 bedrooms including the primary bedroom featuring it's own 2-piece ensuite. But the real magic happens downstairs in the basement, where you'll find a **SEPARATE ENTRANCE**, a **SAUNA** to relax in after a long day, a built-in bar for entertaining, and built-in bookshelves that create a cozy reading nook. A wine cellar or cold storage room provides the perfect space for your prized bottles. However, the highlight of this basement is the secret room tucked behind the bookshelves in the bedroom, making it the ultimate hidden gem for all Harry Potter enthusiasts. Outside, a paved driveway offers room for at least 4 vehicles, and there's a single detached garage for your convenience. A fire wall separates the garage from the neighbor's garage, ensuring safety and peace of mind. Located centrally downtown, you'll enjoy the convenience of being within walking distance to shopping and Syne Park. This home is truly a one-of-a-kind find, offering the perfect blend of mystery, charm, and comfort. Furnace was replaced in 2020. Don't miss your chance to call it your own - schedule a viewing today!

Inclusions:  
Property Listed By:

Fridge, stove, dishwasher, washer, dryer  
**RE/MAX FORT MCMURRAY**

**TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800**











