

26 MACIVER Street, Fort McMurray T9H 1Z8

Roof:

Heating: Sewer:

Ext Feat:

Kitchen Appl:

Int Feat: Utilities:

MLS®#:	A2116407	Area:	Downtown	Listing	03/21/24	List Price: \$397,000
Status:	Active	County:	Wood Buffalo	Date: Change:	-\$15k, 02-May	Association: Fort McMurray



eneral Information op Type:	Residential			<u>DOM</u> 53				
b Type:	Detached			Layout				
y/Town:	Fort McMurray	Finished Floor Ar	ea	Beds:	4 (3 1)			
ar Built:	1972	Abv Sqft:	944	Baths:	2.0 (2 0)			
t Information		Low Sqft:		Style:	Bungalow			
t Sz Ar:	5,957 sqft	Ttl Sqft:	944					
t Shape:				Parking				
				Ttl Park:	4			
				Garage Sz:	2			
cess:				5				
t Feat: rk Feat:	Back Yard,Front Yard,Lawn,Private,Rectangular Lot 220 Volt Wiring,Concrete Driveway,Double Garage Detached,Heated Garage,Oversized,Paved							

 Asphalt Shingle
 Construction:

 Forced Air,Natural Gas
 Shingle Siding,Stucco,Wood Frame,Wood Siding
Flooring:

 Fire Pit,Private Entrance,Private Yard,Storage
 Ceramic Tile,Hardwood,Linoleum
Water Source:
Fnd/Bsmt:
Poured Concrete

 See Remarks
Built-in Features,Ceiling Fan(s),Open Floorplan,See Remarks,Separate Entrance,Storage
 Room Information

<u>Room</u>	Level	<u>Dimensions</u>	Room	Level	<u>Dimensions</u>
4pc Bathroom	Main	7`10" x 5`1"	Bedroom	Main	8`2" x 9`9"
Dining Room	Main	11`9" x 7`0"	Kitchen	Main	11`7" x 9`2"
Living Room	Main	13`7" x 14`4"	Bedroom - Primary	Main	11`7" x 11`8"
3pc Bathroom	Basement	8`0" x 6`2"	Kitchenette	Basement	10`8" x 6`1"
Bedroom	Basement	10`7" x 15`4"	Dining Room	Basement	10`8" x 12`11"

Laundry Storage	Basement Basement	7`5" x 5`7" 5`4" x 5`10"	Game Room Bedroom	Basement Main	10`8" x 15`11" 9`9" x 10`2"		
-			Legal/Tax/Financial				
Title: Fee Simple		Zoning: SCL1					
Legal Desc:	86TR		Remarks				
Pub Rmks:	new wiring, new plum plumbing recently rec heated as well. The he total living space, 3 b are welcomed from th with hardwood floors kitchen is adjacent, m package - perfect for along with a shared 4 screened in) and allow kitchenette, large rec additional storage sho Park, shopping and so	bing, new flooring, windows repl done for approx. 40k and more! T ome also features a huge parking edrooms, in-law suite + rec room he front porch into the foyer with and an oversized window - brigh haking hosting a breeze. The kitcl any home chef. Heading down th pc bathroom with tub/shower con ws for outside enjoyment year roo room, expansive bedroom, 3 pc eds, a fire pit and is great for sur- chools, this is a RARE find!! Visit	owners & lots of upgrades done! Recent updates include: new recessed windows, new furnace, new hot water tank s replaced 2020, house shingles 2017, shingles in season room 2021, never used water filtration system, all outsid ore! The oversized double garage is truly exceptional featuring epoxy flooring, 220 for welder/compressor and is arking pad/driveway with space for RV, and additional off-street parking space added up front! With +1,760 SQFT or room in basement, 2 bathrooms and located central in the city, this home has it all! As you enter the home, you with a closet off the entry for tucking away outerwear. You are then invited into the spacious living room equippe brightening the space. Just off the living room, the dining room offers enough space for a formal table and the e kitchen features plenty of wooden shaker-style cabinetry, dual basin, lots of counter space, and great appliance win the hall, you have 2 bedrooms (one primary master & one additional), both with good-sized closets and window er combo. While heading to the basement, you have a side exit door leading into the 3-season room (that is tar round! The fully developed basement is great in that it offers tons of storage space, a large dining room, great 3 pc bathroom and laundry room with side-by-side washer & dryer. The backyard is nicely landscaped and includes or summer hosting family and friends. Located in central Fort McMurray, close to great amenities, MacDonald Islan				
Property Listed By:		asher, dryer, fridge. 2 Sheds - 10		ight freezer, mage, min mage,	garage, garage door opener 1 remote, snow		

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

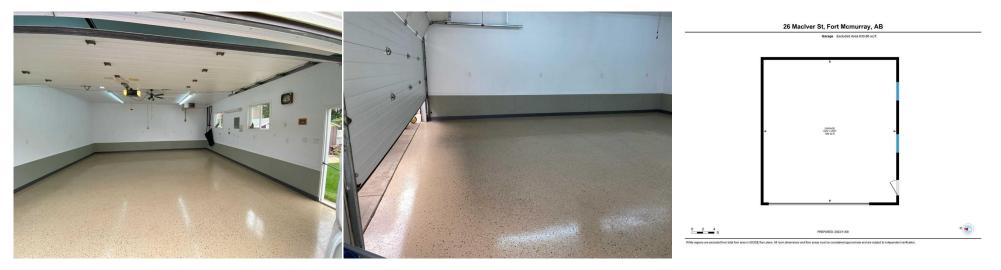












26 Maclver St, Fort Mcmurray, AB

