



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**46 CENTENNIAL Drive, Fort McMurray T9H 1J3**

MLS®#: **A2136413**      Area: **Downtown**      Listing Date: **05/29/24**      List Price: **\$374,999**  
 Status: **Active**      County: **Wood Buffalo**      Change: **-\$25k, 26-Aug**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1968**      Abv Sqft: **1,150**  
Lot Information      Low Sqft:  
 Lot Sz Ar: **7,063 sqft**      Ttl Sqft: **1,150**  
 Lot Shape:

DOM

**110**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bi-Level**

Parking

Ttl Park: **4**  
 Garage Sz: **2**

Access:  
 Lot Feat: **Lawn,Interior Lot,Landscaped**  
 Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt**      Construction: **Asphalt,Vinyl Siding**  
 Heating: **Forced Air**      Flooring: **Carpet,Linoleum**  
 Sewer:      Water Source:  
 Ext Feat: **Private Yard**      Fnd/Bsmt: **Poured Concrete**  
 Kitchen Appl: **Built-In Refrigerator,Dishwasher,Electric Stove,Washer/Dryer,Window Coverings**  
 Int Feat: **Bar,Laminate Counters**  
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	46`3" x 44`3"	Kitchen	Main	18`0" x 11`5"
Bedroom - Primary	Main	10`0" x 12`6"	Bedroom	Main	9`3" x 10`1"
Bedroom	Main	9`3" x 10`2"	Family Room	Lower	15`4" x 20`7"
Bedroom	Lower	9`10" x 10`8"	Bedroom	Lower	10`7" x 14`2"
2pc Ensuite bath	Main		4pc Bathroom	Main	
3pc Bathroom	Lower				

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

**5304NY**

Zoning:  
**R1**

Remarks

Pub Rmks:

**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.**

Inclusions:  
Property Listed By:

**Existing Fridge and stove, dishwasher, washer and dryer, window coverings  
ROYAL LEPAGE BENCHMARK**

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