

20 CENTENNIAL Drive, Fort McMurray T9H1H8

MLS®#: **A2154639** Area: **Downtown** Listing **08/02/24** List Price: \$374,900

Status: Active County: Wood Buffalo Change: -\$15k, 04-Sep Association: Fort McMurray

Date:

General Information

Prop Type: Residential
Sub Type: Detached
City/Town: Fort McMuri

 City/Town:
 Fort McMurray
 Finished Floor Area

 Year Built:
 1979
 Abv Sqft:
 1,367

 Lot Information
 Low Sqft:

Lot Sz Ar: **6,050 sqft** Ttl Sqft: **1,367**

Lot Shape:

Access:

Lot Feat: Back Yard,Landscaped,Rectangular Lot
Park Feat: Driveway,Off Street,Single Garage Detached

Utilities and Features

Roof: Asphalt Shingle Construction:

Heating: Forced Air, Natural Gas Vinyl Siding
Sewer: Flooring:

Ext Feat: Other Carpet, Ceramic Tile, Hardwood

9`1" x 8`11"

Water Source: Fnd/Bsmt: DOM

Layout

Beds:

Baths:

Style:

<u>Parking</u> Ttl Park:

Garage Sz:

6 (3 3) 3.0 (3 0)

4 1

Bungalow

47

Poured Concrete
Dishwasher,Electric Cooktop,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer

Int Feat: See Remarks

Kitchen Appl:

Utilities:

Bedroom

Room Information

Basement

Room Level Dimensions Room Level Dimensions 3pc Ensuite bath Main 7`10" x 4`1" 4pc Bathroom Main 9`8" x 5`0" **Bedroom** Main 9`8" x 9`0" **Bedroom** Main 12`2" x 9`11" **Dining Room** Main 10`1" x 6`6" Kitchen Main 14`1" x 10`1" **Living Room** Main 20`2" x 11`10" 13`9" x 12`10" **Family Room** Main 3pc Bathroom Basement 9`0" x 4`8" **Bedroom** 15`4" x 12`10" **Basement Bedroom - Primary** Main 12`11" x 12`3" **Bedroom Basement** 11`6" x 8`8"

Legal/Tax/Financial

Title: Fee Simple	Zoning: R1
Legal Desc:	5304NY Remarks
Pub Rmks:	Here is a fantastic opportunity to own a home downtown! It has six bedrooms, three full bathrooms, a detached single garage, and a fully finished basement. The main floor is finished with three bedrooms, two full bathrooms, and a large open kitchen and dining space. Your basement is just as generous in size, boasting three more bedrooms, another full bathroom, and a large laundry space. This lot is fully landscaped and has mature trees adding privacy. Within walking distance to schools, shopping and public transportation, you will be happy to call this your home.
Inclusions:	Fridge, oven, cooktop, OTR microwave, dishwasher, washer and dryer. Home furniture can stay
Property Listed By:	RE/MAX FORT MCMURRAY

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