



THE
A-TEAM

**RE/MAX
FIRST**

20 CENTENNIAL Drive, Fort McMurray T9H1H8

MLS®#: **A2154639**

Area: **Downtown**

Listing Date: **08/02/24**

List Price: **\$374,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$15k, 04-Sep**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1979**
Lot Information
Lot Sz Ar: **6,050 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,367**
Low Sqft:
Ttl Sqft: **1,367**

DOM

141
Layout
Beds: **6 (3 3)**
Baths: **3.0 (3 0)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

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

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Other**

Construction: **Vinyl Siding**
Flooring: **Carpet,Ceramic Tile,Hardwood**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Electric Cooktop,Microwave Hood Fan,Oven,Refrigerator,Washer/Dryer**
Int Feat: **See Remarks**
Utilities:

Room Information

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

Room	Level	Dimensions
4pc Bathroom	Main	9`8" x 5`0"
Bedroom	Main	12`2" x 9`11"
Kitchen	Main	14`1" x 10`1"
Family Room	Main	13`9" x 12`10"
Bedroom	Basement	15`4" x 12`10"
Bedroom	Basement	11`6" x 8`8"

Title:	Zoning:
Fee Simple	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