



THE
A-TEAM

**RE/MAX
FIRST**

138 FATHER MERCREDI Street, Fort McMurray T9H 2A5

MLS®#: **A2174818**

Area: **Downtown**

Listing Date: **11/14/24**

List Price: **\$400,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1967**
Lot Information
Lot Sz Ar: **7,800 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,561**
Low Sqft:
Ttl Sqft: **1,561**

DOM

37
Layout
Beds: **4 (3 1)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Landscaped,Level,Standard Shaped Lot**
Park Feat: **Double Garage Detached,Interlocking Driveway**

Utilities and Features

Roof: **Asphalt**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Basketball Court,BBQ gas line,Courtyard,Other**

Construction: **Wood Frame**
Flooring: **Hardwood,Laminate,Tile**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Freezer,Microwave,Microwave Hood Fan,Refrigerator,Stove(s)**
Int Feat: **No Animal Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	12`5" x 10`0"
Family Room	Main	23`2" x 14`0"
Kitchenette	Basement	12`0" x 13`0"
Living Room	Basement	23`1" x 10`0"
Bedroom	Main	9`0" x 10`0"
Bedroom	Suite	9`0" x 10`0"

Room	Level	Dimensions
Living Room	Main	21`10" x 11`6"
4pc Ensuite bath	Main	4`0" x 5`0"
Game Room	Basement	20`5" x 20`0"
Bedroom - Primary	Main	9`0" x 10`0"
Bedroom	Main	9`0" x 10`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
SCL1

2590NY

Remarks

Pub Rmks:

This large and inviting downtown bungalow is brimming with potential for both homeownership and revenue generation. Offering a legal basement suite with a separate entrance, this property is perfect for rental income or as a mortgage helper. Located just steps from the City's new River Side development, you'll have access to parks, trails, restaurants, golf courses, and all the amenities of MacDonald Island. Property Highlights:

- **Main Level Living with Character:** Step inside to discover the charm of exposed beams, vaulted ceilings, and unique wood shelving, creating an open and airy atmosphere filled with natural light. The spacious family room on the main level is centred around a cozy wood-burning fireplace, perfect for relaxing evenings.
- **High-Quality Finishes:** The main level is dressed in hardwood and tile flooring throughout the large living and dining rooms, kitchen, and three spacious bedrooms.
- **Recreation Room:** With a generous 20'5" x 20'1" rec room, there's ample space for gatherings, hobbies, or relaxation.
- **Legal Basement Suite:** The basement suite includes a kitchen, living room/bedroom combo, a full bath with a stackable washer and dryer, and offers a separate entrance for privacy and convenience.
- **Double Detached Garage with Back Lane Access:** Ideal for tenants or additional parking, providing further flexibility and convenience.

Endless Potential & Prime Location: Zoned SCL1, this property opens doors to commercial development possibilities. When combined with the neighbouring property at 101 Fraser Ave., the opportunities are truly endless! Whether for residential enjoyment, investment, or development, this unique character home offers so much in terms of both comfort and financial return. Book your viewing today to explore the charm, space, and vast potential of this downtown gem!

Inclusions:
Property Listed By:

**Refrigerator, stove, BI Dishwasher, washer, dryer, window coverings, Fridge, Stove BI Dishwasher, stackable washer, dryer in basement suite
RE/MAX FORT MCMURRAY**

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



