



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**23 MACIVER Street, Fort McMurray T9K1Z6**

MLS®#: **A2177031**      Area: **Downtown**      Listing Date: **11/02/24**      List Price: **\$339,900**  
 Status: **Active**      County: **Wood Buffalo**      Change: **None**      Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
 Sub Type: **Detached**  
 City/Town: **Fort McMurray**      Finished Floor Area  
 Year Built: **1972**      Abv Sqft: **1,076**  
 Lot Sz Ar: **6,050 sqft**      Low Sqft:  
 Lot Shape:      Ttl Sqft: **1,076**

DOM

**49**  
Layout  
 Beds: **5 (3 2 )**  
 Baths: **2.5 (2 1)**  
 Style: **Bungalow**

Parking

Ttl Park: **4**  
 Garage Sz:

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped,Standard Shaped Lot**  
 Park Feat: **Driveway,On Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
 Heating: **Forced Air,Natural Gas**  
 Sewer:  
 Ext Feat: **Lighting,Private Entrance,Private Yard**

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

Kitchen Appl: **Central Air Conditioner,Dishwasher,Dryer,Electric Stove,Refrigerator,Washer**  
 Int Feat: **No Animal Home,Open Floorplan,Separate Entrance,Vinyl Windows**  
 Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>2pc Ensuite bath</b>	<b>Main</b>	<b>4`3" x 5`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`8" x 9`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`9" x 9`11"</b>
<b>Living Room</b>	<b>Main</b>	<b>11`10" x 15`4"</b>
<b>3pc Bathroom</b>	<b>Basement</b>	<b>5`2" x 5`9"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`11" x 9`2"</b>

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`1" x 4`9"</b>
<b>Bedroom</b>	<b>Main</b>	<b>8`8" x 8`10"</b>
<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 12`9"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`11" x 10`8"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>10`6" x 13`10"</b>
<b>Den</b>	<b>Basement</b>	<b>9`7" x 13`4"</b>

Laundry  
Furnace/Utility Room

Basement  
Basement

5`5" x 8`5"  
3`9" x 5`4"

Game Room

Basement

10`7" x 23`5"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**SCL1**

**86TR**

Remarks

Pub Rmks:

**Your New Home Awaits! Step into this delightful 5-bedroom bungalow, nestled on a spacious 6050 sqft. lot. As you enter the main floor, you'll be greeted by a refreshing coat of paint, upgraded flooring, and elegant crown moulding, all within a generously designed layout. The spacious living room effortlessly flows into the adjoining dining area, creating an inviting and open atmosphere that's perfect for entertaining family and friends. The kitchen features ample maple cabinetry and white appliances that enhance the overall ambiance. The main floor also encompasses 3 bedrooms, a full bath, and a convenient 2-piece ensuite adjoining the primary bedroom. Venturing downstairs, you'll discover a recently renovated basement that's sure to impress. This versatile space offers a SEPARATE ENTRANCE, opening possibilities for additional revenue. The basement is bathed in bright, airy NEW PAINT, complemented by inviting pot lights, BRAND NEW plush carpeting, and resilient vinyl plank flooring. A large REC/FAMILY room, den, two extra bedrooms and a fully equipped bathroom with a stand-up shower complete this welcoming lower level, making you feel right at home. Central A/C ensures your comfort, while the 2016 SHINGLE REPLACEMENT, SOFFIT AND FASCIA UPGRADES, and the 2020 installation of a NEW FURNACE and HOT WATER TANK offer peace of mind. The basement boasts a newer washer and dryer combo for added convenience. The beautifully landscaped lot and the fully fenced yard provide a sense of privacy and security. To top it all off, there's a substantial-sized shed for all your outdoor storage needs. The oversized driveway provides an abundance of parking space, ensuring that you and your guests will never have to worry about finding a spot to park. Situated near an array of amenities such as parks, walking trails, grocery stores and shopping. Call now for your personal tour.**

**Inclusions:**  
Central Air Conditioner, Dishwasher, Electric Stove, Refrigerator, Washer and Dryer, Shed

**Property Listed By:**  
**COLDWELL BANKER UNITED**

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









