



THE
A-TEAM

**RE/MAX
FIRST**

25 MACIVER Street, Fort McMurray T9H1Z6

MLS® #: **A2187662**

Area: **Downtown**

Listing Date: **01/14/25**

List Price: **\$335,000**

Status: **Active**

County: **Wood Buffalo**

Change: **+\$100k, 15-Jan**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1972**
Lot Information
Lot Sz Ar: **6,050 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,017**
Low Sqft:
Ttl Sqft: **1,017**

DOM

6
Layout
Beds: **3 (3)**
Baths: **1.0 (1 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **See Remarks**
Park Feat: **Double Garage Detached,Off Street**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Private Yard**

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

Kitchen Appl: **Dishwasher,Electric Stove,Microwave,Refrigerator,Washer/Dryer**
Int Feat: **No Smoking Home**
Utilities:

Room Information

Room	Level	Dimensions
Dining Room	Main	11`8" x 6`9"
Kitchen	Main	11`6" x 9`3"
Bedroom	Main	8`0" x 9`9"
Other	Basement	22`0" x 25`0"
Furnace/Utility Room	Basement	3`5" x 6`1"
Other	Basement	10`8" x 10`3"

Room	Level	Dimensions
Living Room	Main	13`5" x 14`3"
Bedroom - Primary	Main	7`10" x 5`0"
Bedroom	Main	11`5" x 8`5"
3pc Bathroom	Basement	5`11" x 5`11"
Laundry	Basement	6`8" x 9`9"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
SCL1

86TR

Remarks

Pub Rmks:

Affordable 3-Bedroom Home with Heated Detached Garage - Downtown Fort McMurray This cozy 3-bedroom bungalow is a great opportunity for first-time buyers or investors looking for a centrally located property on a quiet street. The home features a practical layout with a comfortable living space and a functional kitchen with direct access to the backyard. The unfinished basement offers great potential to customize the space to fit your needs, whether for extra storage, a home gym, or a future living area. The highlight of this property is the 23'4" x 23'5" detached heated garage, perfect for keeping vehicles warm during the winter or for use as a shop. The yard is fully fenced for added privacy, and the location provides convenient access to schools, parks, and downtown amenities. A great find for those seeking an affordable home with excellent garage space!

Inclusions:
Property Listed By:

Refrigerator, stove, washer/dryer, dishwasher, microwave, window coverings
RE/MAX FORT MCMURRAY

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





