



THE
A-TEAM

**RE/MAX
FIRST**

15 CENTENNIAL Drive, Fort McMurray T9H 1H9

MLS® #: **A2221884**

Area: **Downtown**

Listing Date: **05/20/25**

List Price: **\$324,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1968

Lot Information

Lot Sz Ar:

8,250 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,001

Low Sqft:

Ttl Sqft:

1,001

DOM

51

Layout

Beds:

2 (2)

Baths:

1.0 (1 0)

Style:

Bungalow

Parking

Ttl Park:

5

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Lane

Double Garage Detached, Driveway, Off Street

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air**

Sewer:

Ext Feat: **Private Yard**

Construction:

Vinyl Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Microwave, Oven, Refrigerator, See Remarks, Washer

Int Feat:

Bathroom Rough-in, Laminate Counters, See Remarks

Utilities:

Room Information

Room

Level

Dimensions

Bedroom - Primary

Main

16`6" x 11`5"

Bedroom

Main

11`1" x 8`5"

Kitchen

Main

8`6" x 8`2"

Room

Level

Dimensions

Living Room

Main

15`8" x 11`10"

Dining Room

Main

7`4" x 11`8"

4pc Bathroom

Main

4`11" x 8`5"

Legal/Tax/Financial

Title:

Fee Simple

Zoning:

R1

Legal Desc:

5304NY

Remarks

Pub Rmks:

Investor Alert! This is an incredible opportunity for a savvy buyer or investor looking to build sweat equity and transform a home into their own vision. Sitting on a generous 8,250 sq ft lot, this charming bungalow features a heated double detached garage and endless potential. The main floor welcomes you with a spacious living room boasting gleaming hardwood floors and a large picture window that fills the space with natural light. The hardwood continues into the dining area, which easily accommodates a large family table—perfect for gatherings and celebrations. The well-designed galley kitchen offers ample storage in classic oak cabinetry, a bright window over the sink overlooking the backyard, and convenient access to the back deck—ideal for grilling and outdoor entertaining. Originally designed with three bedrooms, the main floor now features a massive primary bedroom, created by removing a wall between two rooms (which could easily be reinstalled if three bedrooms on the main level are desired). A second bedroom and a 4-piece bathroom complete this level. Downstairs offers a blank canvas for development—live upstairs while you customize the lower level to suit your needs! Step outside to find a huge back deck with plenty of room for a BBQ, smoker, and Blackstone grill—plus space left over to dine, lounge, or entertain. The expansive, fully fenced backyard is perfect for kids and pets, and features a large gate off the back alley for RV or toy storage. This home is ideally situated near all amenities, schools, parks, playgrounds, Keyano College, Northern Lights Hospital and a short walking distance to the trails that will take you along the scenic Clearwater River! Don't miss out on this fantastic property full of potential and possibilities!

Inclusions:

n/a

Property Listed By:

COLDWELL BANKER UNITED

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





