



THE
A-TEAM

**RE/MAX
FIRST**

44 CENTENNIAL Drive, Fort McMurray T9H 1J3

MLS® #: **A2222027** Area: **Downtown** Listing Date: **05/17/25** List Price: **\$449,900**
Status: **Active** County: **Wood Buffalo** Change: **None** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1969**
Lot Information
Lot Sz Ar: **8,156 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,160**
Low Sqft:
Ttl Sqft: **1,160**

DOM

14
Layout
Beds: **6 (3 3)**
Baths: **2.5 (2 1)**
Style: **Bi-Level**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:
Lot Feat: **City Lot,Cleared,Corner Lot,Landscaped,Private**
Park Feat: **Additional Parking,Double Garage Detached,Driveway,Heated Garage,Oversized**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **None**

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

Kitchen Appl: **Refrigerator,Stove(s),Washer/Dryer**
Int Feat: **Laminate Counters,No Animal Home,No Smoking Home**
Utilities:

Room Information

| Room | Level | Dimensions |
|------------------|----------|----------------|
| 2pc Ensuite bath | Main | |
| 4pc Bathroom | Basement | |
| Bedroom | Main | 10`2" x 9`4" |
| Dining Room | Main | 11`7" x 9`0" |
| Bedroom | Basement | 10`11" x 14`7" |
| Bedroom | Basement | 10`9" x 10`7" |
| Family Room | Basement | 11`0" x 20`10" |

| Room | Level | Dimensions |
|-------------------|----------|----------------|
| 4pc Bathroom | Main | |
| Bedroom | Main | 10`2" x 9`6" |
| Bedroom - Primary | Main | 12`7" x 11`5" |
| Living Room | Main | 13`7" x 15`0" |
| Bedroom | Basement | 11`6" x 10`4" |
| Kitchenette | Basement | 10`11" x 11`4" |

Title:
Fee Simple
Legal Desc:

Zoning:
RES

5304NY

Remarks

Pub Rmks: **INVESTOR ALERT!!! Welcome to 44 Centennial Drive! TURN KEY - Fully furnished. Massive CORNER LOT, DOWNTOWN, TWO SEPARATE ENTRANCE, 6 BEDROOM. Over 2200 SF of living space in this fabulous home that has been recently RENOVATED upstairs and down. You will love all the natural lighting and big windows. Upstairs offers a white kitchen cabinets and lots of counter tops, Huge Master bedroom with its own Ensuite , 2 extra large bedroom and a full bathroom. Living room and dining room are open concept for you to enjoy all the family gatherings plus main floor laundry. The downstairs has a SEPARATE ENTRANCE, 3 bedroom, kitchen area, bright living room with huge windows. You will LOVE the OVERSIZE DOUBLE HEATED DETACHED GARAGE, the perfect man cave with a bathroom. ENDLESS PARKING, big enough for your RV or trailer and multiple cars. You will also find a shed to store anything your hearts desire. New shingles, windows, paint and flooring ready for you to move in.**

Inclusions: **2 FRIDGES, 2 STOVES, 2 DISHWASHER, WASHER, DRYER, ALL FURNITURE (AS IS WHERE IS - NO CASH VALUE) , BUILT IN SHELVING IN GARAGE, GARAGE OPENER**
Property Listed By: **RE/MAX Connect**

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





