



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**105 HILL Drive, Fort McMurray T9H 2B4**

MLS® #: **A2237651**

Area: **Downtown**

Listing Date: **07/04/25**

List Price: **\$439,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

**Residential**

Sub Type:

**Detached**

City/Town:

**Fort McMurray**

Year Built:

**1971**

Lot Information

Lot Sz Ar:

**6,101 sqft**

Lot Shape:

Finished Floor Area

Abv Sqft:

**1,054**

Low Sqft:

Ttl Sqft:

**1,054**

DOM

**3**

Layout

Beds:

**4 (2 2 )**

Baths:

**2.0 (2 0)**

Style:

**Bungalow**

Parking

Ttl Park:

**4**

Garage Sz:

**2**

Access:

Lot Feat:

Park Feat:

**Landscaped**

**Double Garage Detached, Driveway, Garage Faces Front, Heated Garage**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **None**

Construction:

**See Remarks**

Flooring:

**Laminate**

Water Source:

Fnd/Bsmt:

**Poured Concrete**

Kitchen Appl: **See Remarks**

Int Feat: **See Remarks**

Utilities:

Room Information

<u>Room</u>	<u>Level</u>	<u>Dimensions</u>	<u>Room</u>	<u>Level</u>	<u>Dimensions</u>
			Legal/Tax/Financial		

Title: **Fee Simple**

Legal Desc: **974RS**

Zoning:

**SCL1**

Remarks

Pub Rmks:

**RENOVATIONS GALORE! This Beautifully renovated bungalow in the heart of downtown has So many things to love! Let's start with the entrance way leads to a open concept living area leading to your dining and off the dining a modern white kitchen with Corian countertops, beautiful cabinetry and all this surrounded in modern grey laminate flooring. On the main floor are two spacious bedrooms, with the primary bedroom having been renovated to accommodate extra space (the main floor could be put back to a 3 bedroom), and a full renovated bathroom. The back of the home is a mud room with laundry. The basement has a spacious family room, 2 more bedrooms and another full bathroom. Off the kitchen are patio doors leading to your huge back yard with a 25 x 23 detached HEATED Garage! A mechanics DREAM! The fenced back yard is perfect for pets or kids. Nestled in a PRIME LOCATION of downtown this home is sure to please the savvy buyer! FANTASTIC home in a FABLOUS Neighborhood near schools, shopping, bus route and all downtown amenities. Call today and start packing!**

Inclusions:

**fridge, stove, dishwasher, washer/dryer, all window blinds, heater in garage,**

Property Listed By:

**RE/MAX Connect**

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