

15 Centennial Drive
Fort McMurray, Alberta

MLS # A2221884



\$324,900

| | | | |
|------------------|--|---------------|-------------------|
| Division: | Downtown | | |
| Type: | Residential/House | | |
| Style: | Bungalow | | |
| Size: | 1,001 sq.ft. | Age: | 1968 (57 yrs old) |
| Beds: | 2 | Baths: | 1 |
| Garage: | Double Garage Detached, Driveway, Off Street | | |
| Lot Size: | 0.19 Acre | | |
| Lot Feat: | Back Lane | | |

| | | | |
|--------------------|---|-------------------|----|
| Heating: | Forced Air | Water: | - |
| Floors: | Laminate | Sewer: | - |
| Roof: | Asphalt Shingle | Condo Fee: | - |
| Basement: | See Remarks, Unfinished | LLD: | - |
| Exterior: | Vinyl Siding | Zoning: | R1 |
| Foundation: | Poured Concrete | Utilities: | - |
| Features: | Bathroom Rough-in, Laminate Counters, See Remarks | | |

Inclusions: n/a

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!