

46 Centennial Drive
Fort McMurray, Alberta

MLS # A2136413



\$374,999

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,150 sq.ft.	Age:	1968 (56 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Off Street		
Lot Size:	0.16 Acre		
Lot Feat:	Lawn, Interior Lot, Landscaped		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Linoleum	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Finished, Full	LLD:	-
Exterior:	Asphalt, Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Bar, Laminate Counters		

Inclusions: Existing Fridge and stove, dishwasher, washer and dryer, window coverings

Located in the Heart of town sits this spacious single family home with lots of upgrades and the location is second to none! Within walking distance to all down town amenities to include the bus route, 2 schools, shopping, the hospital and fire hall. Bi-levels are one of my most favorite types of properties as they have lots of large windows on the main floor and basement as well, to let in all the natural light. Properties in the Clearwater River valley have oversized lots so there is plenty of room for the kids and the pets to roam. This house sits on a 7063 sq foot lot. The interior of this home has been well taken care of and must be seen to be appreciated. There are 3 bedrooms upstairs and the master bedroom has a 2 pc bathroom. The Basement has 2 more bedrooms a 3pc bathroom, laundry room and a good size rec room with wet bar and a gas burning fire place the perfect place to relax after a long day at work. New vinyl plank has been installed in the entry way and new carpet in the Livingroom and rec room down stairs. There is lots of parking in the drive way and the garage for your Vehicles and your toys as well. The garage is wired for 220 and 110, heated and finished with OSB boarding. Additional features are central vac and attachments and central air for those warm summer nights ahead.