

# \$324,900 - 15 Centennial Drive, Fort McMurray

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MLS® #A2221884

**\$324,900**

2 Bedroom, 1.00 Bathroom, 1,001 sqft

Residential on 0.19 Acres

Downtown, Fort McMurray, Alberta

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!

Built in 1968

**Essential Information**

MLS® #	A2221884
Price	\$324,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,001
Acres	0.19
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	15 Centennial Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1H9

## Amenities

Parking Spaces	5
Parking	Double Garage Detached, Driveway, Off Street
# of Garages	2

## Interior

Interior Features	Bathroom Rough-in, Laminate Counters, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Refrigerator, See Remarks, Washer, Oven
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, See Remarks

## Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	May 20th, 2025
Days on Market	3
Zoning	R1

## Listing Details

Listing Office	COLDWELL BANKER UNITED
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