

# \$439,900 - 44 Centennial Drive, Fort McMurray

MLS® #A2222027

**\$439,900**

6 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 0.19 Acres

Downtown, Fort McMurray, Alberta

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.

Built in 1969

## Essential Information

MLS® #	A2222027
Price	\$439,900
Bedrooms	6
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.19
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	44 Centennial Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1J3

### Amenities

Parking Spaces	8
Parking	Additional Parking, Double Garage Detached, Driveway, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	City Lot, Cleared, Corner Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 17th, 2025
Days on Market	41
Zoning	RES

### **Listing Details**

Listing Office	RE/MAX Connect
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