

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!