

68 Centennial Drive  
Fort McMurray, Alberta

MLS # A2246394

\$500,000

|           |  |        |                   |
|-----------|--|--------|-------------------|
| Division: | Downtown   |        |                   |
| Type:     | Residential/House  |        |                   |
| Style:    | Bungalow   |        |                   |
| Size:     | 1,166 sq.ft.   | Age:   | 1968 (57 yrs old) |
| Beds:     | 5  | Baths: | 2 full / 1 half   |
| Garage:   | Concrete Driveway, Double Garage Detached, Driveway, Front Drive, Garage |        |                   |
| Lot Size: | 0.16 Acre  |        |                   |
| Lot Feat: | Back Lane, Back Yard, Front Yard, Landscaped, Lawn, Level, Standard Shap |        |                   |

|             |   |            |    |
|-------------|---|------------|----|
| Heating:    | Forced Air  | Water:     | -  |
| Floors:     | Laminate, Tile  | Sewer:     | -  |
| Roof:       | Asphalt Shingle                                       | Condo Fee: | -  |
| Basement:   | Finished, Full, Separate/Exterior Entry, Suite        | LLD:       | -  |
| Exterior:   | Stucco  | Zoning:    | R1 |
| Foundation: | Poured Concrete                                       | Utilities: | -  |
| Features:   | Granite Counters, Soaking Tub, Storage, Vinyl Windows |            |    |

Inclusions: Basement Fridge and stove, Garage heater.

Welcome to 68 Centennial Drive: A well-maintained downtown bungalow with excellent curb appeal, parking for six vehicles, and an oversized 24x26 detached heated double garage—all on a quiet street close to Keyano College, Heritage Park, splash parks and playgrounds with easy highway access. The stucco siding, dark grey exterior, newer shingles, vinyl windows, and poured concrete work—including the long front driveway and rear pad—were all upgraded giving this property great exterior value and a modern updated look. The oversized lot backs onto a greenway with additional space beyond the rear fence, with a yard that is perfect for gardening, relaxing, or letting the kids play. A fire pit area with concrete surround, gazebo, raised garden beds, and a garden shed add to the outdoor functionality. Inside, the home offers five bedrooms and three bathrooms, making it a smart choice for families or investors. The main floor features tile and laminate flooring, a front living room with large window and brand-new zebra blinds (2024), and fresh paint throughout (2025). The eat-in kitchen includes granite counters, a sprayer faucet, and a full stainless steel appliance package with plenty of counter and cupboard space. The main bathroom was fully renovated about 10 years ago and includes tiled walls, a soaker tub, and modern finishes. The primary bedroom includes a private two-piece ensuite and room for your king bed while the other two bedrooms are both perfect in sized located across the hall. The basement has a separate entrance from the back door and features two oversized bedrooms, a four-piece tiled bathroom, and a second kitchen with fridge and stove offering excellent potential for extended family or guests to stay comfortably. Additional features include: Central a/c 2022, an oversized and heated double garage, a large lot with

beautiful mature trees and is located on a quiet street in the heart of downtown. This is a rare chance to secure a solid, versatile home in a walkable and convenient location and space for everyone. Schedule your showing today.