

**15 Centennial Drive  
Fort McMurray, Alberta**

**MLS # A2221884**



**\$324,900**

|                  |                                              |               |                   |
|------------------|----------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                                     |               |                   |
| <b>Type:</b>     | Residential/House                            |               |                   |
| <b>Style:</b>    | Bungalow                                     |               |                   |
| <b>Size:</b>     | 1,001 sq.ft.                                 | <b>Age:</b>   | 1968 (57 yrs old) |
| <b>Beds:</b>     | 2                                            | <b>Baths:</b> | 1                 |
| <b>Garage:</b>   | Double Garage Detached, Driveway, Off Street |               |                   |
| <b>Lot Size:</b> | 0.19 Acre                                    |               |                   |
| <b>Lot Feat:</b> | Back Lane                                    |               |                   |

|                    |                                                   |                   |    |
|--------------------|---------------------------------------------------|-------------------|----|
| <b>Heating:</b>    | Forced Air                                        | <b>Water:</b>     | -  |
| <b>Floors:</b>     | Laminate                                          | <b>Sewer:</b>     | -  |
| <b>Roof:</b>       | Asphalt Shingle                                   | <b>Condo Fee:</b> | -  |
| <b>Basement:</b>   | See Remarks, Unfinished                           | <b>LLD:</b>       | -  |
| <b>Exterior:</b>   | Vinyl Siding                                      | <b>Zoning:</b>    | R1 |
| <b>Foundation:</b> | Poured Concrete                                   | <b>Utilities:</b> | -  |
| <b>Features:</b>   | Bathroom Rough-in, Laminate Counters, See Remarks |                   |    |

|                    |     |
|--------------------|-----|
| <b>Inclusions:</b> | 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!