

**23 McLeod Street
Fort McMurray, Alberta**

MLS # A2245743



\$414,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,175 sq.ft.	Age:	1972 (53 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Double Garage Detached, Driveway		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, See Remarks		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Finished, Full, Suite	LLD:	-
Exterior:	See Remarks	Zoning:	SCL1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Separate Entrance		
Inclusions:	Fridge, stove, microwave, washer & dryer (stacked on main level) , deep freezer in basement, Central A/C		

Welcome to 23 McLeod Street, where elegance meets functionality! This modern 1,175 sqft Bungalow has seen a major upgrade over the last few years from the studs up and is ready for new owners! Situated on a 6,050 sqft lot the possibilities are endless. You are welcomed with bright and airy paint, tons of natural lighting, new lighting and gleaming hardwood floors giving warmth to this generous layout. The kitchen is SURE to impress with newly installed grey cabinets (August 2022), accentuated with black fixtures, a modern subway tile, stunning quartz countertops & SS Appliances. With 3 good sized bedrooms, 1.5 bathrooms & main floor laundry (2022) there is tons of functionality for a growing family. The SEPARATE entrance offering additional revenue potential leads to the super cozy basement with plush carpet, 2 additional bedrooms, an oversized rec room , kitchenette, storage room AND basement storage. An extended driveway AND a 24x24 Garage (just completed July 2025) provides tons of parking. Additional features include: Central A/C (2022), Shingles, Siding ,Soffit ,Fascia & Windows (2018), front and back decks and an adequate shed for outdoor storage. Centrally located near parks, schools, shopping walking trails, this home is move in ready. Don't wait on this one , it won't last long!