



134 Father Mercredi Street Fort McMurray Alberta

\$319,900

Welcome to 134 Father Mercredi Street, a versatile bungalow nestled in the vibrant heart of downtown Fort McMurray. With 1151 square feet is an ideal match for the investor's portfolio or the dreams of a first-time homeowner. Step through the front door and be greeted by an expansive living room, bathed in the glow of natural light streaming through large, welcoming windows. The space invites you to relax and unwind, or host friends and family. The heart of this home, the kitchen, is a culinary delight with abundant cupboard and counter space. It's a room where meals and memories will be made, laughter will resonate, and the aroma of home-cooked meals will warm the entire house. Dine in comfort in a space designed for gathering. Here, every meal becomes an occasion, and every occasion becomes a cherished memory. Five bedrooms ensure that everyone has their own personal retreat. The primary bedroom is a statement in itself, featuring a large closet that echoes the spacious nature of this cozy domicile. The main bathroom, a 4-piece haven, has been tastefully renovated, infusing a modern touch with everyday functionality. Venture downstairs to discover the transformed basement, complete with new flooring, a fresh coat of paint, and a renovated 3-piece bathroom. This level boasts a separate entrance leading to an illegal suite, offering the versatility with shared laundry facilities. Zoning is SCL1: Snye Clearwater Corridor 1. Check out the detailed floor plans where you can see every sink and shower in the home, take a virtual 360 tour, and watch the video to immerse yourself in this property's potential. Are you ready to say yes to this address? (id:6769)

3pc Bathroom .00 Ft x .00 Ft

Bedroom 12.50 Ft x 9.67 Ft

Bedroom 10.67 Ft x 9.75 Ft

Bedroom 10.67 Ft x 9.75 Ft

Kitchen 7.75 Ft x 10.83 Ft

Laundry room 7.33 Ft x 16.75 Ft

4pc Bathroom .00 Ft x .00 Ft

Bedroom 12.50 Ft x 8.42 Ft

Bedroom 10.25 Ft x 10.25 Ft

Dining room 10.08 Ft x 8.83 Ft

Kitchen 13.67 Ft x 14.17 Ft

Living room 13.42 Ft x 20.17 Ft

Display of MLS data is deemed reliable but is not guaranteed accurate by the BCNREB.

Listing Presented By:



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RE/MAX FORT MCMURRAY

<http://www.soldbymelanie.ca>

RE/MAX

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Recreational, Games room 10.92 Ft x 28.00 Ft

Primary Bedroom 12.50 Ft x 10.08 Ft