



138 Father Mercredi Street Fort McMurray Alberta

\$400,000

This large and inviting downtown bungalow is brimming with potential for both homeownership and revenue generation. Offering a legal basement suite with a separate entrance, this property is perfect for rental income or as a mortgage helper. Located just steps from the City's new River Side development, you'll have access to parks, trails, restaurants, golf courses, and all the amenities of MacDonald Island. **Property Highlights:** **oMain Level Living with Character:** Step inside to discover the charm of exposed beams, vaulted ceilings, and unique wood shelving, creating an open and airy atmosphere filled with natural light. The spacious family room on the main level is centred around a cozy wood-burning fireplace, perfect for relaxing evenings. **oHigh-Quality Finishes:** The main level is dressed in hardwood and tile flooring throughout the large living and dining rooms, kitchen, and three spacious bedrooms. **oRecreation Room:** With a generous 20'5" x 20'1" rec room, there's ample space for gatherings, hobbies, or relaxation. **oLegal Basement Suite:** The basement suite includes a kitchen, living room/bedroom combo, a full bath with a stackable washer and dryer, and offers a separate entrance for privacy and convenience. **oDouble Detached Garage with Back Lane Access:** Ideal for tenants or additional parking, providing further flexibility and convenience. **oEndless Potential & Prime Location:** Zoned SCL1, this property opens doors to commercial development possibilities. When combined with the neighbouring property at 101 Fraser Ave., the opportunities are truly endless! Whether for residential enjoyment, investment, or development, this unique character home offers so much in terms of both comfort and financial return. Book your viewing today to explore the charm, space, and vast potential of this downtown gem! (id:6769)

Other 12.00 Ft x 13.00 Ft

Recreational, Games room 20.42 Ft x 20.00 Ft

Living room 23.08 Ft x 10.00 Ft

Dining room 12.42 Ft x 10.00 Ft

4pc Bathroom 4.00 Ft x 5.00 Ft

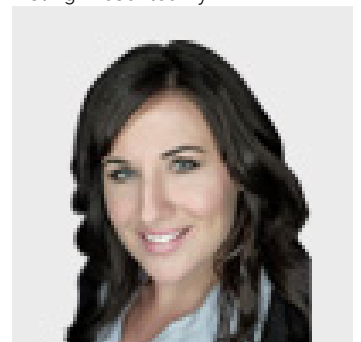
Primary Bedroom 9.00 Ft x 10.00 Ft

Bedroom 9.00 Ft x 10.00 Ft

Bedroom 9.00 Ft x 10.00 Ft

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

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

RE/MAX

RE/MAX Fort McMurray

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Living room 21.83 Ft x 11.50 Ft

Bedroom 9.00 Ft x 10.00 Ft

Family room 23.17 Ft x 14.00 Ft