



206 Carteret Drive Fort McMurray Alberta

\$314,900

Welcome to this fully developed and well-maintained duplex, offering 3 bedrooms, 2 full baths, and an open-concept main floor that's perfect for both entertaining and everyday living. As you step inside, you'll be greeted by a spacious living room with a large front window, filling the space with natural light. The open-concept layout seamlessly flows into the dining area and kitchen, which offers plenty of cupboard space for all your storage needs. The primary bedroom is conveniently located on the main floor with direct access to a full bathroom with double sinks, making it a perfect retreat. The fully finished basement features a generous Rec Room with a gas fireplace, providing a cozy space for family movie nights or gatherings. You'll also find two additional bedrooms, a second full bathroom, and lots of storage space--ideal for a growing family. Step outside to the fully fenced, good-sized yard, offering privacy and plenty of room for outdoor activities, gardening, or simply relaxing. Additional features of this home include air conditioning, fresh paint, a single attached garage with added overhead storage, and a double driveway for ample parking. And the best part--NO CONDO FEES! Located close to Athletic Park and all amenities, this home is move-in ready and perfect for families or first-time buyers. Don't miss out--contact me today to schedule your viewing! BONUS FEATURES: Furnace replaced 2023, Central A/C, Fresh Paint, No Condo Fees (id:6769)

4pc Bathroom 7.75 Ft x 4.92 Ft

Bedroom 8.33 Ft x 15.08 Ft

Bedroom 9.17 Ft x 10.08 Ft

Living room 14.25 Ft x 17.83 Ft

Furnace 5.50 Ft x 10.42 Ft

5pc Bathroom 4.67 Ft x 12.00 Ft

Dining room 9.42 Ft x 9.75 Ft

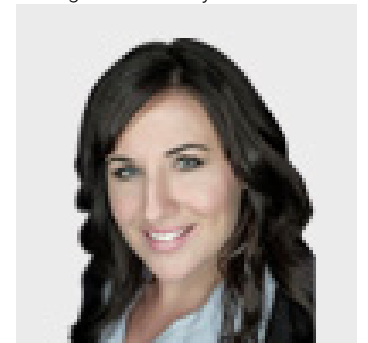
Foyer 13.08 Ft x 11.42 Ft

Kitchen 9.42 Ft x 9.75 Ft

Living room 13.50 Ft x 12.83 Ft

Primary Bedroom 13.50 Ft x 12.00 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

[Http://www.fortmcmurraypropertyvalues.ca](http://www.fortmcmurraypropertyvalues.ca)

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net