



26 Maciver Street Fort McMurray Alberta

\$427,500

Well-maintained bungalow home with long-term owners & lots of upgrades done! Recent updates include: new recessed windows, new furnace, new hot water tank, new wiring, new plumbing, new flooring, windows replaced 2020, house shingles 2017, shingles in season room 2021, never used water filtration system, all outside plumbing recently redone for approx. 40k and more! The oversized double garage is truly exceptional featuring epoxy flooring, 220 for welder/compressor and is heated as well. The home also features a huge parking pad/driveway with space for RV, and additional off-street parking space added up front! With +1,760 SQFT of total living space, 3 bedrooms, illegal suite + rec room in basement, 2 bathrooms and located central in the city, this home has it all! As you enter the home, you are welcomed from the front porch into the foyer with a closet off the entry for tucking away outerwear. You are then invited into the spacious living room equipped with hardwood floors and an oversized window - brightening the space. Just off the living room, the dining room offers enough space for a formal table and the kitchen is adjacent, making hosting a breeze. The kitchen features plenty of wooden shaker-style cabinetry, dual basin, lots of counter space, and great appliance package - perfect for any home chef. Heading down the hall, you have 2 bedrooms (one primary master & one additional), both with good-sized closets and windows along with a shared 4pc bathroom with tub/shower combo. While heading to the basement, you have a side exit door leading into the 3-season room (that is screened in) and allows for outside enjoyment year round! The basement is great in that it offers tons of storage space, a large dining room, great kitchenette, large rec room, expansive bedroom, 3 pc bathroom and laundry room with side-by-side washer & dryer. The backyard is nicely landscaped...

3pc Bathroom 8.00 Ft x 6.17 Ft

Other 10.67 Ft x 6.08 Ft

Bedroom 10.58 Ft x 15.33 Ft

Dining room 10.67 Ft x 12.92 Ft

Laundry room 7.42 Ft x 5.58 Ft

Recreational, Games room 10.67 Ft x 15.92 Ft

4pc Bathroom 7.83 Ft x 5.08 Ft

Bedroom 8.17 Ft x 9.75 Ft

Dining room 11.75 Ft x 7.00 Ft

Kitchen 11.58 Ft x 9.17 Ft

Living room 13.58 Ft x 14.33 Ft

Primary Bedroom 11.58 Ft x 11.67 Ft

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

Listing Presented By:



Originally Listed by:
EXP REALTY

<http://www.fortmcmurrayhomefinder.com/>

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue , Fort
McMurray, AB,

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

Storage 5.33 Ft x 5.83 Ft

Bedroom 9.75 Ft x 10.17 Ft