



## 38 Alberta Drive Fort McMurray Alberta

\$345,000

Welcome Home! This starter home and / or investor property is in a great location downtown close to schools, shopping, and amenities. YOUR new home has 5 bedrooms, 3 upstairs and 2 down. 2 full bathrooms, kitchen, formal dining, and living room. YOUR basement features a large rec / games room. The size of YOUR yard is nothing short of AWESOME. YOUR new home sits on an over 7,000 sq ft lot and backs onto green space. If you love your coffee in the morning, you'll love the front porch where you can sip and listen to the birds sing! What's not to love about YOUR new home? This home is priced to move and won't be on the market long. Be sure to add this property to your viewing list! (id:6769)

Bedroom 11.25 Ft x 13.50 Ft

Den 11.33 Ft x 12.42 Ft

Furnace 15.25 Ft x 13.92 Ft

4pc Bathroom 5.08 Ft x 8.25 Ft

Bedroom 12.75 Ft x 13.25 Ft

Recreational, Games room 24.50 Ft x 9.75 Ft

4pc Bathroom 11.67 Ft x 5.08 Ft

Bedroom 10.08 Ft x 10.17 Ft

Kitchen 11.75 Ft x 8.67 Ft

Primary Bedroom 11.67 Ft x 10.83 Ft

Bedroom 10.08 Ft x 8.42 Ft

Dining room 11.75 Ft x 8.00 Ft

Living room 13.58 Ft x 18.08 Ft

Listing Presented By:



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People 1st Realty

<http://www.dreamzrealty.com>

**RE/MAX**

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9919 Biggs Avenue , Fort  
McMurray, AB,

Phone: 780-880-7173  
[jadenek@remax.net](mailto:jadenek@remax.net)