



9910 Fraser Avenue Fort McMurray Alberta

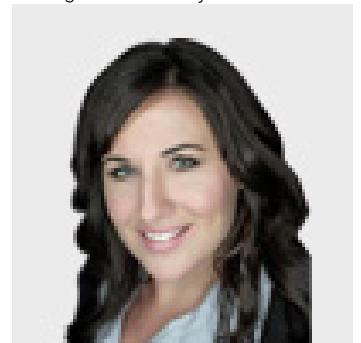
\$255,000

Welcome to Downtown Fort McMurray! Imagine a property that awaits the touch of a savvy investor like you. Nestled in the heart of Fort McMurray's bustling downtown, this bungalow is a diamond in the rough, waiting to shine with your vision and expertise. As you walk in, the open concept living and dining room welcomes you with abundant western light, painting a beautiful canvas for evening relaxation or weekend gatherings. Picture yourself hosting intimate dinners here, with conversations flowing seamlessly from the galley kitchen, which is equipped with essential appliances, including a fridge, stove, dishwasher, and microwave. While the primary bedroom might seem unassuming at first, you'll appreciate the functionality of the closet organizers that can easily house your wardrobe essentials. The main bathroom is a straightforward 4-pc, a canvas waiting for your design touch. But let's talk about a major highlight: the *massive* 24' x 24' detached garage. Think of the possibilities! With its 10 x 16 ft door, this space could be the perfect workshop, storage space, or perhaps a studio? The driveway leading to this garage also offers additional 2-car parking, a bonus in the downtown area. Head to the backyard and you'll find a private sanctuary where you can envision future BBQs or simply lounging on a lazy Sunday afternoon. Now, think about potential: The basement is a blank slate, just brimming with possibilities. Dreaming of an entertainment area, additional bedrooms, or an expansive bathroom? Here's your chance to bring those ideas to life! To add to the convenience, the home comes with updates like a furnace and HWT from 2020. Plus, the location is unbeatable. Enjoy the perks of being close to top-notch schools, picturesque parks, diverse shopping options, and efficient transportation links. And if you're thinking about resale or rental value after renovations, rememb...

- 4pc Bathroom .00 M
- Bedroom 2.54 M x 2.13 M
- Bedroom 3.10 M x 3.20 M
- Primary Bedroom 3.10 M x 2.95 M

- Dining room 2.36 M x 2.01 M
- Foyer 3.51 M x 2.59 M
- Kitchen 2.29 M x 3.94 M
- Living room 3.51 M x 5.03 M

Listing Presented By:



Originally Listed by:
RE/MAX FORT MCMURRAY

<http://www.soldbymelanie.ca>



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