

\$324,900 - 15 Centennial Drive, Fort McMurray

MLS® #A2221884

\$324,900

2 Bedroom, 1.00 Bathroom, 1,001 sqft

Residential on 0.19 Acres

Downtown, Fort McMurray, Alberta

Investor Alert! This is an incredible opportunity for a savvy buyer or investor looking to build sweat equity and transform a home into their own vision. Sitting on a generous 8,250 sq ft lot, this charming bungalow features a heated double detached garage and endless potential.

The main floor welcomes you with a spacious living room boasting gleaming hardwood floors and a large picture window that fills the space with natural light. The hardwood continues into the dining area, which easily accommodates a large family table—perfect for gatherings and celebrations.

The well-designed galley kitchen offers ample storage in classic oak cabinetry, a bright window over the sink overlooking the backyard, and convenient access to the back deck—ideal for grilling and outdoor entertaining.

Originally designed with three bedrooms, the main floor now features a massive primary bedroom, created by removing a wall between two rooms (which could easily be reinstalled if three bedrooms on the main level are desired). A second bedroom and a 4-piece bathroom complete this level.

Downstairs offers a blank canvas for development—live upstairs while you customize the lower level to suit your needs!



Step outside to find a huge back deck with plenty of room for a BBQ, smoker, and Blackstone grill—plus space left over to dine, lounge, or entertain. The expansive, fully fenced backyard is perfect for kids and pets, and features a large gate off the back alley for RV or toy storage.

This home is ideally situated near all amenities, schools, parks, playgrounds, Keyano College, Northern Lights Hospital and a short walking distance to the trails that will take you along the scenic Clearwater River! Don't miss out on this fantastic property full of potential and possibilities!

Built in 1968

Essential Information

MLS® #	A2221884
Price	\$324,900
Bedrooms	2
Bathrooms	1.00
Full Baths	1
Square Footage	1,001
Acres	0.19
Year Built	1968
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	15 Centennial Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1H9

Amenities

Parking Spaces	5
Parking	Double Garage Detached, Driveway, Off Street
# of Garages	2

Interior

Interior Features	Bathroom Rough-in, Laminate Counters, See Remarks
Appliances	Dishwasher, Dryer, Microwave, Oven, Refrigerator, See Remarks, Washer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Unfinished, See Remarks

Exterior

Exterior Features	Private Yard
Lot Description	Back Lane
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	May 20th, 2025
Days on Market	85
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
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