

# \$449,900 - 44 Centennial Drive, Fort McMurray

MLS® #A2222027

**\$449,900**

6 Bedroom, 3.00 Bathroom, 1,160 sqft

Residential on 0.19 Acres

Downtown, Fort McMurray, Alberta

INVESTOR ALERT!!! Welcome to 44 Centennial Drive! TURN KEY - Fully furnished. Massive CORNER LOT, DOWNTOWN, TWO SEPARATE ENTRANCE, 6 BEDROOM. Over 2200 SF of living space in this fabulous home that has been recently RENOVATED upstairs and down. You will love all the natural lighting and big windows. Upstairs offers a white kitchen cabinets and lots of counter tops, Huge Master bedroom with its own Ensuite , 2 extra large bedroom and a full bathroom. Living room and dining room are open concept for you to enjoy all the family gatherings plus main floor laundry. The downstairs has a SEPARATE ENTRANCE, 3 bedroom, kitchen area, bright living room with huge windows. You will LOVE the OVERSIZE DOUBLE HEATED DETACHED GARAGE, the perfect man cave with a bathroom. ENDLESS PARKING, big enough for your RV or trailer and multiple cars. You will also find a shed to store anything your hearts desire. New shingles, windows, paint and flooring ready for you to move in.

Built in 1969

## Essential Information

MLS® #	A2222027
Price	\$449,900
Bedrooms	6
Bathrooms	3.00



Full Baths	2
Half Baths	1
Square Footage	1,160
Acres	0.19
Year Built	1969
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### Community Information

Address	44 Centennial Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1J3

### Amenities

Parking Spaces	8
Parking	Additional Parking, Double Garage Detached, Driveway, Heated Garage, Oversized
# of Garages	2

### Interior

Interior Features	Laminate Counters, No Animal Home, No Smoking Home
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Finished, Full, Suite

### Exterior

Exterior Features	None
Lot Description	City Lot, Cleared, Corner Lot, Landscaped, Private
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### Additional Information

Date Listed	May 17th, 2025
Days on Market	3
Zoning	RES

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.