



**GRASSROOTS**  
REALTY GROUP

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**66 Centennial Drive**  
**Fort McMurray, Alberta**

**MLS # A2296726**



**\$355,000**

|                  |                                                                         |               |                   |
|------------------|-------------------------------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                                                                |               |                   |
| <b>Type:</b>     | Residential/House                                                       |               |                   |
| <b>Style:</b>    | Bungalow                                                                |               |                   |
| <b>Size:</b>     | 1,024 sq.ft.                                                            | <b>Age:</b>   | 1968 (58 yrs old) |
| <b>Beds:</b>     | 5                                                                       | <b>Baths:</b> | 2                 |
| <b>Garage:</b>   | Parking Pad                                                             |               |                   |
| <b>Lot Size:</b> | 0.16 Acre                                                               |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Front Yard, Lawn, Low Maintenance Landscape, Tree |               |                   |

**Heating:** Forced Air

**Floors:** Laminate, Linoleum

**Roof:** Asphalt Shingle

**Basement:** Full

**Exterior:** Vinyl Siding

**Foundation:** Poured Concrete

**Features:** Bar, Built-in Features, Closet Organizers, Open Floorplan, Separate Entrance, Vinyl Windows

**Water:** -

**Sewer:** -

**Condo Fee:** -

**LLD:** -

**Zoning:** R1

**Utilities:** -

**Inclusions:** MAIN: FRIDGE, STOVE, DISHWASHER, MICROWAVE BASEMENT: WASHER, DRYER, FRIDGE, MICROWAVE, STOVE

OPEN HOUSE: Saturday, March 28th 12:00-1:30 PM. Welcome to 66 Centennial Drive: a bungalow with a SEPARATE BASEMENT ENTRY, long driveway, and a HUGE backyard backing onto no direct neighbours, all set on a quiet, family-friendly street just minutes to Keyano College, Heritage Park, splash parks, playgrounds, and quick highway access for easy commuting. From the moment you walk in, you're welcomed by a bright, open living space filled with natural light. The layout flows effortlessly into the dining area and kitchen, making it ideal for everyday living and hosting. The main floor features 3 comfortable bedrooms and a full bathroom, perfect for families or anyone looking for functional, easy living. Downstairs is where the value really stands out. With its own separate entry, the basement offers flexibility for extended family, guests, or future income potential. Updated with new flooring, it features a large bar-style setup complete with stove, fridge, and microwave, a full bathroom, 2 spacious rooms with oversized closets, and laundry conveniently located on this level. There's also built-in storage that will stay, and even with a full living room setup, there's still plenty of space left over for a gym, office, or additional storage. Outside, you'll find a massive backyard with no direct neighbours behind, plus a large shed for extra storage, perfect for tools, toys, or seasonal items. Whether it's summer evenings, kids playing, or just enjoying the extra space and privacy, this yard delivers. Additional highlights include central A/C for those hot Fort McMurray summers, updated windows and front door, A/C (2021), and newer stove and fridge giving you peace of mind on the big-ticket items. With a long driveway, room to grow, and a layout that offers both comfort and potential, this is the kind of property that makes sense in today's

market, whether you’re buying your first home, upsizing, or looking for something with income possibilities. If you’ve been waiting for a solid detached home at an approachable price point, this is one worth seeing. Schedule your private tour today!