



GRASSROOTS
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**49 Centennial Drive
Fort McMurray, Alberta**

MLS # A2317290



\$420,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,126 sq.ft.	Age:	1968 (58 yrs old)
Beds:	4	Baths:	2
Garage:	Double Garage Detached, Driveway, Front Drive, Garage Faces Front, Grave		
Lot Size:	0.19 Acre		
Lot Feat:	Back Yard, Front Yard, Landscaped, Lawn, Treed		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Open Floorplan, Quartz Counters, Walk-In Closet(s)		

Inclusions: Garage Heater, Hot Tub.

Welcome to 49 Centennial Drive, a beautifully updated bungalow offering open concept living, updated shingles (2018), a large 30x21 triple car garage, and exceptional parking on the long driveway all situated on a large fenced lot with big mature trees in the back. With thoughtful renovations already completed and plenty of room for vehicles, recreational storage, and hobbies, this home delivers outstanding value. The exterior features vinyl siding, updated shingles, and a driveway that can accommodate up to six vehicles or could be utilized as RV parking. An oversized detached garage provides excellent workspace with both a wood stove and electric heater, making it functional year round. The backyard is fully fenced and features a stone patio and large deck creating the perfect space for entertaining and enjoying the warmer months. Inside, the main floor was extensively updated, featuring a bright open concept layout with new flooring, ceilings, baseboards, and paint that have completely transformed the space. The living room is centred around a beautiful black vertical shiplap feature wall with an electric fireplace and floating shelves on each side, creating a warm and modern focal point. Large windows in the dining and living areas were replaced in 2020, bringing in plenty of natural light. The kitchen offers timeless white flat panel cabinetry, quartz countertops, black stainless steel appliances, and excellent workspace for cooking and entertaining. Both the front and back exterior doors were replaced approximately five years ago. The main level features three bedrooms and an updated four piece bathroom completed in 2022 with a new vanity, toilet, and modern finishes. The primary bedroom has also seen updates including new lighting and custom built in storage features. The basement provides additional living space with a large family and recreation room,

a spacious bedroom with walk in closet, and a three piece bathroom. The lower level also includes a utility area with an additional kitchen setup, offering flexibility for extended family, hobbies, or storage. Additional updates include a sub panel added to accommodate a hot tub, additional driveway improvements with rock added five years ago, and continued maintenance throughout ownership. Located in a mature neighbourhood with excellent parking, a huge garage, and a long list of updates already completed, 49 Centennial Drive is a move in ready opportunity with space both inside and out. Schedule your private showing today.