



GRASSROOTS
REALTY GROUP

587-777-7276
yuri@grassrootsrealtygroup.ca

4 Mcleod Street
Fort McMurray, Alberta

MLS # A2325418



\$399,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,046 sq.ft.	Age:	1972 (54 yrs old)
Beds:	3	Baths:	2
Garage:	Double Garage Detached, Off Street, Parking Pad, RV Access/Parking		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Cleared, Lawn		

Heating: Forced Air

Floors: Concrete, Laminate, Vinyl Plank

Roof: Asphalt Shingle

Basement: Partial

Exterior: Concrete, Vinyl Siding, Wood Frame

Foundation: Poured Concrete

Features: Ceiling Fan(s), No Animal Home, No Smoking Home, See Remarks, Storage, Vinyl Windows

Water: -

Sewer: -

Condo Fee: -

LLD: -

Zoning: SCL1

Utilities: -

Inclusions: Back check valve installed

Opportunity for investment or for first time home ownership comes with this tastefully updated bungalow with a detached double garage that's heated, insulated, and wired for 240v! Lets get right into it - Starting in 2019 with new shingles for BOTH the garage and the home, new siding, new back door, baseboards and trim, kitchen sink and hardware; into 2020 when there was a new HWT installed, new furnace, equipped and ready for an AC unit, new electrical panel, new wiring in basement and new insulation! 2021 saw improvements with new kitchen counter tops, a completely new bathroom in the basement, and a brand new furnace in the garage. There are three bedrooms upstairs and a full four piece bath. Downstairs awaits your final touches with the rough ins already in place and the bathroom already completed. And for those who don't like stairs, there also a main floor laundry hook up! Outside, enjoy a private and fenced yard, only steps away from the main drag, yet far enough away that all you can experience is the quiet. There is a right of way behind the home, so no neighbour is directly behind, allowing you access to your back yard from there, if needed. Add to this the possibility that comes with the re-zoning of this subdivision to accommodate commercial/residential mixed usage, you can entertain endless possibilities and flexibility for your next business venture.