



GRASSROOTS
REALTY GROUP

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18 Clark Crescent
Fort McMurray, Alberta

MLS # A2326402



\$409,888

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,157 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	2
Garage:	Double Garage Detached, Heated Garage, Insulated		
Lot Size:	0.15 Acre		
Lot Feat:	Back Yard, Backs on to Park/Green Space, Front Yard, Garden, Landscaped,		

Heating:	Forced Air, Natural Gas	Water:	Public
Floors:	Hardwood, Laminate, Tile	Sewer:	Public Sewer
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar, Built-in Features, Open Floorplan, Pantry, Soaking Tub		

Inclusions: Fridge, stove, dishwasher, washer, dryer, attached garage shelving, garage heater, all furnishings and tv

IMMEDIATE POSSESSION, 24X26 DETACHED HEATED GARAGE WITH HIGH CEILINGS, LOADS OF PARKING ALL FACING AND BACKS A GREENSPACE ! Welcome to 18 Clark Crescent, a lovely, fully developed bungalow on one of the most sought-after streets in the downtown core, situated in a private cul-de-sac facing a green space and backing a greenbelt. Plus, a dream 24x26 detached and heated garage with a private, fully fenced and mature treed yard. Inside this 5-bedroom, 2 full bathroom home, you have a fantastic layout that has seen many updates over the years. The main level offers an oversized kitchen and dining room area filled with natural light from the bank of windows on the back of the home, including a bay window in the dining room that overlooks your yard. The kitchen includes tile floors, loads of cabinets, and custom-built ins, including a corner pantry. The front living area offers a grand living room with green space views and hardwood floors. The main level is complete with 3 upper bedrooms and an oversized 4 pc bathroom that features a large corner tub and a stand-up shower. The Primary bedroom features garden doors that take you to your private deck area. The fully finished basement offers a large family room with a corner gas fireplace. Plus, 2 additional bedrooms and a full bathroom. In addition, on this lower level, you have a den/office, a cold storage room, and a laundry room. The exterior of this home has beautiful curb appeal, an extra-wide driveway, updated shingles on the home, a fully fenced yard, and an oversized dream heated garage. The fully fenced yard offers a rear deck and backs a greenbelt. This superb location is within walking distance of the hospital, schools, shopping, trails, and close to site and city bus stops. Call today for your personal tour.

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