



GRASSROOTS
REALTY GROUP

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14 Saunderson Avenue
Fort McMurray, Alberta

MLS # A2336277



\$375,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,068 sq.ft.	Age:	1967 (59 yrs old)
Beds:	5	Baths:	2
Garage:	Concrete Driveway, Double Garage Detached, Heated Garage		
Lot Size:	0.14 Acre		
Lot Feat:	Private		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Ceramic Tile, Hardwood, Vinyl	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	See Remarks	Zoning:	R1
Foundation:	Poured Concrete	Utilities:	-
Features:	Ceiling Fan(s), Kitchen Island, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, See Remarks, Storage		

Inclusions: Refrigerator, Stovbe, Dishwasher, Microwave, Range Hood, Washer, Dryer, Basement Refrigerator, Basement Microwave, Two (2) Garage Upright Freezers, One (1) Garage chest freezer, Window Coverings. Furniture as per Schedule A - Furniture

Looking for a home with room for everyone? Welcome to 14 Saunderson Avenue! Situated on a corner lot, this 1,068 sq. ft. home offers five bedrooms, two full bathrooms, a fully finished basement and a heated detached double garage. The main floor features three bedrooms, a 4-piece bathroom, hardwood flooring and a welcoming kitchen with classic oak cabinetry. Downstairs, the fully finished basement offers two additional bedrooms, a 3-piece bathroom and a spacious family room, providing plenty of extra living space for everyday life. Outside, the heated double detached garage offers plenty of room for vehicles, storage or projects, while the long driveway provides additional parking. Adding to the home's appeal, the shingles were updated in 2023. With plenty of space inside and out, 14 Saunderson Avenue is ready for its next owners to settle in and make it their own. Come see everything this home has to offer—book your private showing today!