



GRASSROOTS
REALTY GROUP

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153 Hardin Street
Fort McMurray, Alberta

MLS # A2343892

\$289,888

Division:	Downtown		
Type:	Residential/Five Plus		
Style:	2 Storey		
Size:	1,075 sq.ft.	Age:	1971 (55 yrs old)
Beds:	3	Baths:	1 full / 2 half
Garage:	Parking Pad		
Lot Size:	0.06 Acre		
Lot Feat:	Back Lane, Back Yard		

Heating:	Forced Air, Natural Gas	Water:	-
Floors:	Carpet, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SCL1
Foundation:	Poured Concrete	Utilities:	-
Features:	Built-in Features, Closet Organizers, Pantry, Storage		

Inclusions: Fridge, stove, washer, dryer, shed

NO CONDO FEES ON THIS FULLY DEVELOPED 3 BEDROOM PLUS DEN HOME IN PRIME DOWNTOWN LOCATION! Introducing 153 Hardon Street, an affordable and well-cared-for townhouse ideally located in the heart of downtown, just steps from shopping, schools, parks, restaurants and amenities. Whether you're a first-time buyer or looking to add to your investment portfolio, this home offers excellent value and plenty of space. The main level features laminate flooring throughout, a bright living room filled with natural light and a cozy eat-in kitchen with plenty of room for family meals. A convenient 2-piece bathroom is located just off the rear entrance. Upstairs you'll find 3 comfortable bedrooms and a full bathroom featuring tile flooring and tile wainscotting. The fully developed basement adds even more living space with a spacious family room, den/office, 2-piece bathroom and dedicated laundry room. Outside, enjoy a fully fenced backyard featuring a new fence and deck (2025). The deck is fully covered, creating a great outdoor space for relaxing, BBQing or entertaining. There is also ample rear parking for multiple vehicles. Additional updates include central A/C (2020), furnace (2020), updated wiring (2010), shingles (2009) and windows (2005). With no condo fees, a central location, 3 bedrooms plus a den, developed basement and a private fenced yard, this is a fantastic opportunity to own at an affordable price. Move in and make it your own!