

# \$345,000 - 38 Alberta Drive, Fort McMurray

MLS® #A2187529

## \$345,000

5 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 0.16 Acres

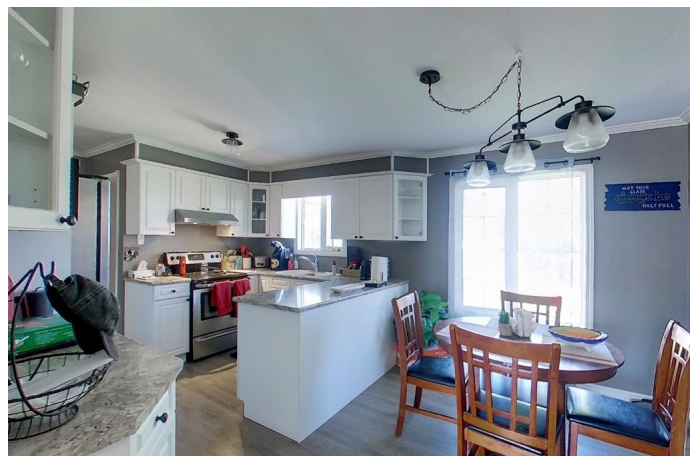
Downtown, Fort McMurray, Alberta

Welcome Home! This starter home and / or investor property is in a great location downtown close to schools, shopping, and amenities. YOUR new home has 5 bedrooms, 3 upstairs and 2 down. 2 full bathrooms, kitchen, formal dining, and living room. YOUR basement features a large rec / games room. The size of YOUR yard is nothing short of AWESOME. YOUR new home sits on an over 7,000 sq ft lot and backs onto green space. If you love your coffee in the morning, you'll love the front porch where you can sip and listen to the birds sing! What's not to love about YOUR new home? This home is priced to move and won't be on the market long. Be sure to add this property to your viewing list!

Built in 1966

## Essential Information

MLS® #	A2187529
Price	\$345,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,164
Acres	0.16
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow



Status	Active
--------	--------

## Community Information

Address	38 Alberta Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1T5

## Amenities

Parking Spaces	3
Parking	Parking Pad

## Interior

Interior Features	See Remarks
Appliances	Dishwasher, Electric Stove, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

## Additional Information

Date Listed	January 14th, 2025
Days on Market	96
Zoning	R1

## Listing Details

Listing Office	People 1st Realty
----------------	-------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.