

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

MLS® #A2187529

## \$345,000

5 Bedroom, 2.00 Bathroom, 1,164 sqft

Residential on 0.16 Acres

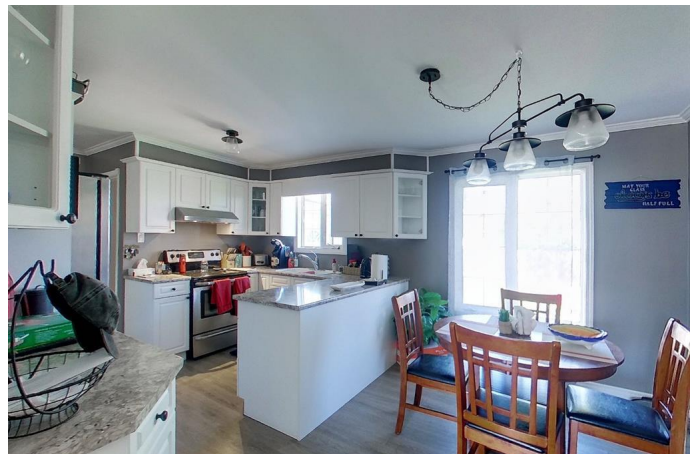
Downtown, Fort McMurray, Alberta

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 | 97                 |
| Zoning         | R1                 |

## Listing Details

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

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