

# \$435,000 - 51 Alberta Drive, Fort McMurray

MLS® #A2193506

**\$435,000**

5 Bedroom, 3.00 Bathroom, 1,122 sqft  
Residential on 0.20 Acres

Downtown, Fort McMurray, Alberta

Tucked away downtown, this lovely bungalow is located on a 8804 square foot lot with TONS of PARKING, plus a DOUBLE DETACHED HEATED GARAGE! With 5 bedrooms and 2.5 bathrooms, there is room for the whole family! The eat-in kitchen offers a good amount of cabinet space and opens to the living room with large window overlooking the back yard. Down the hall are 3 bedrooms, a 4 piece bathroom and 2 piece en-suite. The main floor also offers main floor laundry. The basement offers large family room with gas stove, 2 more bedrooms, 3 piece bathroom and laundry room and laundry room with stand up freezer. Outside there is a deck, enclosed porch and hot tub room. The back yard is beautifully landscaped and the perfect place to enjoy your time outside. Title insurance in lieu of a real property report. House was rewired approximately 16 years ago, shingles approximately 12 years old, main floor washer and dryer 3 years old, house and garage insulation changed and increased in 2017, fenced replaced in 2017, kitchen appliance 2 years old and garage was built approximately 30 years ago. Your new home awaits.

Built in 1966

## Essential Information

MLS® #	A2193506
Price	\$435,000



Bedrooms	5
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,122
Acres	0.20
Year Built	1966
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	51 Alberta Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H1P6

### **Amenities**

Parking Spaces	10
Parking	Parking Pad, Double Garage Detached, Heated Garage
# of Garages	2

### **Interior**

Interior Features	Closet Organizers, Laminate Counters
Appliances	Dishwasher, Refrigerator, Washer/Dryer, Stove(s), Washer/Dryer Stacked
Heating	Floor Furnace
Cooling	None
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Private Yard, Rain Gutters, Storage
Lot Description	Back Yard, Front Yard, Greenbelt
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame

Foundation            Poured Concrete

### **Additional Information**

Date Listed            March 13th, 2025

Days on Market      39

Zoning                 R1

### **Listing Details**

Listing Office         People 1st Realty

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