

**158 Father Mercredi Street  
Fort McMurray, Alberta**

**MLS # A2264139**



**\$499,900**

|                  |                                                    |               |                   |
|------------------|----------------------------------------------------|---------------|-------------------|
| <b>Division:</b> | Downtown                                           |               |                   |
| <b>Type:</b>     | Residential/House                                  |               |                   |
| <b>Style:</b>    | 2 Storey                                           |               |                   |
| <b>Size:</b>     | 1,458 sq.ft.                                       | <b>Age:</b>   | 1971 (54 yrs old) |
| <b>Beds:</b>     | 4                                                  | <b>Baths:</b> | 2 full / 1 half   |
| <b>Garage:</b>   | Double Garage Detached, RV Access/Parking          |               |                   |
| <b>Lot Size:</b> | 0.14 Acre                                          |               |                   |
| <b>Lot Feat:</b> | Back Lane, Back Yard, Street Lighting, Yard Lights |               |                   |

|                    |                                  |                   |      |
|--------------------|----------------------------------|-------------------|------|
| <b>Heating:</b>    | Forced Air, Natural Gas          | <b>Water:</b>     | -    |
| <b>Floors:</b>     | Carpet, Hardwood, Linoleum, Tile | <b>Sewer:</b>     | -    |
| <b>Roof:</b>       | Asphalt                          | <b>Condo Fee:</b> | -    |
| <b>Basement:</b>   | Finished, Full                   | <b>LLD:</b>       | -    |
| <b>Exterior:</b>   | Vinyl Siding                     | <b>Zoning:</b>    | SCL1 |
| <b>Foundation:</b> | Poured Concrete                  | <b>Utilities:</b> | -    |
| <b>Features:</b>   | See Remarks                      |                   |      |

**Inclusions:** Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 158 Father Mercredi Street! This gem in Clearwater River Valley features 2 HEATED GARAGES, one single attached that has been converted into a fitness room and one double in the backyard, 2 DECKS and a SOUNDPROOF TEATHER ROOM for loud nights watching movies or your favorite sport. As you enter the home, you will be welcome into the bright living room with French doors leading to the front deck to have your morning coffee. At the back of the home is the dining room and kitchen with ceramic tile flooring, plenty of counter space and light-colored wood cabinetry, stainless steel appliances and doors for easy access to the rear deck. Also on the main floor is a power room and a fitness room in the converted garage. The upper level has 3 good size bedrooms, a large primary and a 4-piece bathroom. In the basement, you will find the soundproof recreation room, a laundry room, a den and a 3-piece bathroom. In the backyard is the 27'6x23'5 double garage with tons of shelves and a shed for extra storage. Home has 1 inch isotherm insulation under the siding and r-60 blown in insulation in the attic . Don't miss this opportunity and book your private showing today!