

\$499,900 - 158 Father Mercredi Street, Fort McMurray

MLS® #A2264139

\$499,900

4 Bedroom, 3.00 Bathroom, 1,458 sqft

Residential on 0.14 Acres

Downtown, Fort McMurray, Alberta

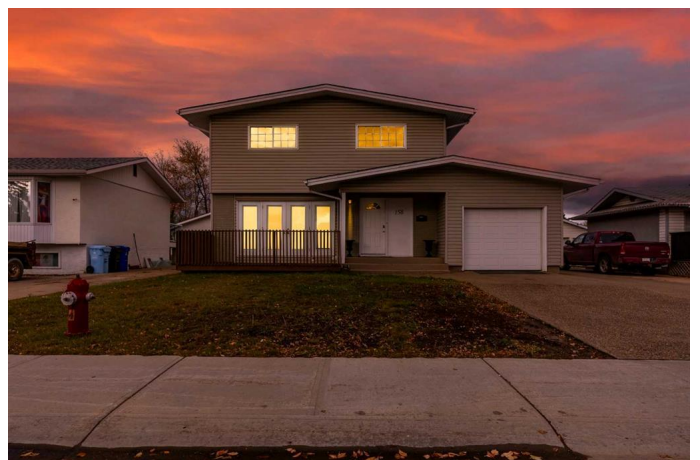
Welcome to 158 Father Mercredi Street! This gem in Clearwater River Valley features 2 HEATED GARAGES, one single attached that has been converted into a fitness room and one double in the backyard, 2 DECKS and a SOUNDPROOF TEATHER ROOM for loud nights watching movies or your favorite sport. As you enter 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 . Donâ€™t miss this opportunity and book your private showing today!

Built in 1971

Essential Information

MLS® # A2264139

Price \$499,900



Bedrooms	4
Bathrooms	3.00
Full Baths	2
Half Baths	1
Square Footage	1,458
Acres	0.14
Year Built	1971
Type	Residential
Sub-Type	Detached
Style	2 Storey
Status	Active

Community Information

Address	158 Father Mercredi Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2A7

Amenities

Parking Spaces	8
Parking	Double Garage Detached, RV Access/Parking
# of Garages	2

Interior

Interior Features	See Remarks
Appliances	Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Forced Air, Natural Gas
Cooling	None
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Lighting
Lot Description	Back Lane, Back Yard, Street Lighting, Yard Lights
Roof	Asphalt
Construction	Vinyl Siding

Foundation Poured Concrete

Additional Information

Date Listed October 14th, 2025
Days on Market 38
Zoning SCL1

Listing Details

Listing Office KIC Realty

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