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20 Clark Crescent Fort McMurray, Alberta

MLS # A2266810



\$439,900

Division: Downtown Residential/House Type: Style: Bi-Level Size: 1,274 sq.ft. Age: 1966 (59 yrs old) **Beds:** Baths: 2 full / 1 half Garage: **Double Garage Detached** Lot Size: 0.16 Acre Lot Feat: Back Yard, Backs on to Park/Green Space, Cleared, Cul-De-Sac, Interior Lot,

Heating: Water: Forced Air Floors: Sewer: Ceramic Tile, Vinyl Plank Roof: Condo Fee: Asphalt Shingle **Basement:** LLD: Full Exterior: Zoning: Concrete, Wood Frame RES Foundation: **Utilities: Poured Concrete**

Features: Built-in Features, No Animal Home, No Smoking Home, Vinyl Windows

Inclusions: Blue-ray Player, Denon 3313ci 7.2 Channel Home Theater Receiver, Panasonic AE-8000 Projector with spare lamp, Elite Screens Sable Frame, 138-inch 2.35:1, Sound Transparent Fixed Frame Projector Screen, Fluance 7 chanel signature series surround speakers with a 10" infinty powered subwofer, Blue led soffit lighting, Sectional couch, Wet bar, Popcorn Machine, Hot Dog Steamer, Snack displays, Window coverings, 2x Dishwashers, 2x Fridges, Stove, mini fridge, Washer, Dryer, Builtin Microwave,

This beautifully renovated five-bedroom home is perfectly situated in a quiet cul-de-sac, backing onto peaceful green space. A true rare find, this property offers four spacious bedrooms on the main floor, providing plenty of room for family and guests. Designed for comfort and style, it also features two primary suites — one on the main level with a convenient two-piece ensuite, and another downstairs with a walk in closet and a full ensuite and its own washer and dryer hookups for added convenience. Downstairs also boasts a large den/storage room. All three bathrooms have been tastefully upgraded with a modern touch, giving the entire home a fresh, elegant feel. The stunning kitchen showcases brand-new cabinetry, quartz countertops, and stainless steel appliances, perfect for cooking and entertaining. The bright living room offers warmth and charm with its cozy fireplace, ideal for those cooler winter nights. The front entrance is truly unique, featuring a custom "penny" floor that adds character and personality from the moment you walk in.

Downstairs, an amazing theatre room awaits — fully equipped and ready for your enjoyment, complete with a popcorn maker and candy tray for the ultimate movie-night experience. Outside, enjoy the screened-in deck and fully fenced yard, offering privacy and space to relax or entertain. The double detached garage adds even more value, featuring seasonal hot water on demand and a laundry sink and shelving. This home has been thoughtfully updated, combining modern convenience with comfortable, stylish living. Check it out TODAY