



GRASSROOTS
REALTY GROUP

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**20 Clark Crescent
Fort McMurray, Alberta**

MLS # A2266810



\$429,900

Division:	Downtown		
Type:	Residential/House		
Style:	Bi-Level		
Size:	1,274 sq.ft.	Age:	1966 (60 yrs old)
Beds:	5	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:	Forced Air	Water:	-
Floors:	Ceramic Tile, Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Concrete, Wood Frame	Zoning:	RES
Foundation:	Poured Concrete	Utilities:	-
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 channel signature series surround speakers with a 10" infinity powered subwoofer, 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, Built-in 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, it features four spacious bedrooms on the main floor and incredible flexibility for today's lifestyle. This home truly has options — whether you're looking for a mortgage helper, space for extended family, or simply room to spread out. With two separate suites, two updated kitchens, and two primary bedrooms each with their own ensuites, this property offers unmatched versatility. Enjoy it as a multi-generational home, create rental income, or keep it all for yourself and take full advantage of the amazing basement theatre room — complete with its own kitchen benefits for effortless movie-night snacks and entertaining. On the main level, the beautifully upgraded kitchen boasts brand-new cabinetry, quartz countertops, and stainless steel appliances. The bright living room offers warmth and comfort with its cozy fireplace, perfect for cooler nights. A unique custom "penny" floor greets you at the front entrance, adding personality the moment you step inside. Downstairs, you'll find the second primary suite with a full ensuite, walk-in closet, and its own washer and dryer hookups. The large den/storage room offers even more usable space. The highlight of the lower level is the fully equipped theatre room, complete with a popcorn maker and candy tray for the ultimate entertainment experience. Outside, enjoy the screened-in deck and fully fenced yard — ideal for relaxing or hosting friends and family. The double detached garage adds even more value, offering seasonal hot water on demand, a laundry sink, and built-in shelving. Thoughtfully updated throughout, this home blends modern convenience with flexible, stylish living. Check it out TODAY — opportunities like this

don't come often!