



**GRASSROOTS**  
REALTY GROUP

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**153 Hardin Street**  
**Fort McMurray, Alberta**

**MLS # A2269318**



**\$289,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/Five Plus		
<b>Style:</b>	2 Storey		
<b>Size:</b>	1,075 sq.ft.	<b>Age:</b>	1971 (55 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	1 full / 2 half
<b>Garage:</b>	Off Street, On Street, Owned, Parking Pad		
<b>Lot Size:</b>	0.06 Acre		
<b>Lot Feat:</b>	Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Vinyl Siding	<b>Zoning:</b>	SCL1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Separate Entrance, Storage		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, MICROWAVE, WASHER, DRYER

3 BEDROOMS PLUS A DEN! NO CONDO FEES! Centrally located in the heart of downtown and only steps away from ALL AMENITIES, this well cared for townhouse offers incredible value for both homeowners and investors. The main level welcomes you with LAMINATE FLOORING THROUGHOUT, a BRIGHT AND OPEN LIVING ROOM with gorgeous natural light, and a COZY EAT-IN KITCHEN that provides plenty of space for family meals. There is also a convenient half bath located just off the back entry for added functionality. Upstairs you will find 3 COMFORTABLE BEDROOMS along with a FULL BATHROOM that features tile wainscoting and tile flooring. The basement provides even more usable space with a DEN OR OFFICE, a 2 PIECE BATHROOM, a dedicated LAUNDRY ROOM, and a SPACIOUS FAMILY ROOM that can be used for movie nights, a play area, or a quiet retreat. Outside, the FULLY-FENCED backyard is a highlight with a NEW DECK that is FULLY COVERED, providing a comfortable outdoor space for relaxing or entertaining. The yard also features a NEW FENCE and AMPLE PARKING behind the fence, ideal for multiple vehicles or guests. Additional updates include NEW SHINGLES (2009), NEW A/C (2020), NEW WIRING (2010), NEW WINDOWS (2005), and a NEW FURNACE (2020). These improvements provide peace of mind and long-term value. Whether you are starting your homeownership journey or expanding your investment portfolio, THIS PROPERTY OFFERS EXCEPTIONAL POTENTIAL AND IS TRULY WORTH A LOOK!