



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

**23 Maciver Street
Fort McMurray, Alberta**

MLS # A2276520



\$365,000

Division:	Downtown		
Type:	Residential/House		
Style:	Bungalow		
Size:	1,088 sq.ft.	Age:	1972 (54 yrs old)
Beds:	5	Baths:	2 full / 1 half
Garage:	Driveway, Off Street, Parking Pad		
Lot Size:	0.14 Acre		
Lot Feat:	Back Yard, Front Yard, Standard Shaped Lot		

Heating:	Forced Air	Water:	-
Floors:	Carpet, Hardwood, Laminate, Tile	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Vinyl Siding	Zoning:	SCL1
Foundation:	Poured Concrete	Utilities:	-
Features:	No Smoking Home, Pantry, Separate Entrance, Storage		

Inclusions: Shed.

Welcome to 23 Maciver Street: a charming move in ready bungalow on a generous lot offering a long list of updates, excellent parking, and exceptional value. With a new furnace and hot water tank installed in 2020 and shingles replaced in 2016, this home presents a wonderful opportunity for anyone looking to enter the housing market with confidence. The white vinyl exterior creates attractive curb appeal, complemented by a long driveway that provides parking for up to four vehicles. The fully fenced backyard offers an abundance of space to enjoy the warmer months and features a large storage shed, a spacious deck, and plenty of room to create your own outdoor retreat or even add a future garage while still maintaining a usable yard. Inside, neutral grey tones provide a timeless and cohesive backdrop that suits any style. The traditional floor plan begins with a bright front living room filled with natural light, followed by a dining area that connects seamlessly to the kitchen. The kitchen is well equipped with wood cabinetry, tile flooring, and a pantry for added storage. The main level hosts three comfortable bedrooms, all finished in the same calming colour palette for a consistent and welcoming feel, along with a bright four piece bathroom. Downstairs, the fully developed lower level adds two additional bedrooms, making this a five bedroom home. You will also find a large carpeted family room, new flooring, fresh paint, updated baseboards, a three piece bathroom, and a dedicated laundry area within the utility room. Additional features include central air conditioning, updated electrical completed in 2020, and immediate possession availability. This is a fantastic opportunity to secure a well cared for home that offers space, updates, and outstanding value. Schedule your private tour today and see all that 23 Maciver Street has to offer.

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