



**23 Maciver Street  
Fort McMurray, Alberta**

**MLS # A2276520**



**\$365,000**

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

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood, Laminate, Tile	<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>	No Smoking Home, Pantry, Separate Entrance, Storage		
<b>Inclusions:</b>	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.