



**17 CLARK Crescent  
Fort McMurray, Alberta**

**MLS # A2288138**



**\$369,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	1,153 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	1 full / 1 half
<b>Garage:</b>	Asphalt, Front Drive, Gravel Driveway, Parking Pad, Paved, RV Access/Parking		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Backs on to Park/Green Space, Front Yard, Landscaped, No Neighbours Beh		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Hardwood, See Remarks	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Partial	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Built-in Features, Kitchen Island, Laminate Counters, No Smoking Home, Open Floorplan, See Remarks, Storage		

**Inclusions:** FRIDGE(2), STOVE, DISHWASHER, FRONT LOAD WASHER/DRYER, SHED(2) , CENTRAL A/C, 4 KITCHEN STOOLS

17 CLARK CRESCENT! Location, Location, Location! Close to schools, shopping, hospital, parks & sitting on a private 6600sqft fenced lot backing onto the Greenspace on a very quiet street amongst large mature trees in downtown Fort McMurray; + you have room for your RV/Toy Trailers and endless opportunities with this lot! Once inside you have renovated Kitchen & Baths and upgraded flooring + Black Stainless kitchen Appliances, Central A/C & more! This 3+1 Bedroom, 2 bath family home has 1153sqft on the main floor + basement. The open concept main floor has large island in the kitchen with eat up bar + separate dining area which all looks out to the large back yard; which is great when the kids are outside playing! Living room has hardwood flooring and is accented by modern decor and accent pot lighting. Main floor also features back porch area that has built-in lockers/storage for the kids and down the hall you will also find renovated 4 piece bath, 3 bedroom including the primary with 2 piece renovated ensuite! Basement is partially developed with a 4th bedroom; open family/rec room + lots of built-in cupboard storage. Family room area has free standing gas fireplace; just need your finishing touches to complete the basement development. Be sure to visit this home and enjoy the peaceful private setting of this home; with the ultimate convenience to so many amenities close by. Finally you also have room to build your dream garage with the side yard access you have on this lot! This one is sure not to last long so call today!