

# \$429,000 - 29 Mcleod Street, Fort McMurray

MLS® #A2225690

**\$429,000**

4 Bedroom, 3.00 Bathroom, 1,293 sqft

Residential on 0.14 Acres

Downtown, Fort McMurray, Alberta

Welcome to 29 McLeod Street—a beautifully renovated 5-bedroom, 3-bathroom bungalow nestled in a prime downtown location.

Thoughtfully updated from top to bottom between 2015–2020, this home offers the perfect blend of modern comfort and timeless charm.

Step inside to an open-concept floor plan featuring engineered hardwood floors, Eat up kitchen with an abundance of countertop and cabinet space. The modern neutral tones, and flowing natural light will be sure to please. The Main level is complete with 3 bedrooms and 2 full bathrooms. The primary boasts its own 3 piece ensuite bath and double closets. Let's not forget about the SEPERATE basement entrance, the lower level is ideal for a 2-bedroom income suite, complete with a wet bar that can easily be converted into a full kitchen. Recent upgrades include new windows, siding, shingles, hot water tank, furnace, electrical, all bathrooms and plumbing—ensuring durability and style for years to come. The appliances still have the plastic on them!! Set on a desirable lot backing onto greenspace and facing another greenbelt in the front, the property offers exceptional privacy with only two immediate neighbours. The fenced front and backyard are beautifully landscaped, highlighted by mature flowering trees, a large storage shed, a designated stone firepit area, and a spacious wrap-around deck with platform seating—perfect for outdoor entertaining.



Enjoy unparalleled convenience with the Snye River just a short walk away, and all major amenities—including shopping, schools, parks, and large employers—close by. Don't miss this rare opportunity to own a fully upgraded home with income potential in one of the quietest and convenient downtown locations.

Built in 1972

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2225690    |
| Price          | \$429,000   |
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,293       |
| Acres          | 0.14        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                  |
|-------------|------------------|
| Address     | 29 Mcleod Street |
| Subdivision | Downtown         |
| City        | Fort McMurray    |
| County      | Wood Buffalo     |
| Province    | Alberta          |
| Postal Code | T9H 1Z4          |

**Amenities**

|                |             |
|----------------|-------------|
| Parking Spaces | 2           |
| Parking        | Parking Pad |

**Interior**

|                   |                                                                                                                                        |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|
| Interior Features | High Ceilings, Laminate Counters, No Animal Home, No Smoking Home, Open Floorplan, Separate Entrance, Vinyl Windows, Walk-In Closet(s) |
|-------------------|----------------------------------------------------------------------------------------------------------------------------------------|

|              |                                                  |
|--------------|--------------------------------------------------|
| Appliances   | Dishwasher, Electric Stove, Refrigerator         |
| Heating      | Forced Air                                       |
| Cooling      | None                                             |
| Has Basement | Yes                                              |
| Basement     | Exterior Entry, Finished, Full, Walk-Up To Grade |

## Exterior

|                   |                                                                                                                                                           |
|-------------------|-----------------------------------------------------------------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Garden, Private Entrance, Private Yard, Storage                                                                                                 |
| Lot Description   | Back Yard, Backs on to Park/Green Space, City Lot, Front Yard, Fruit Trees/Shrub(s), Garden, Greenbelt, Landscaped, No Neighbours Behind, Rectangular Lot |
| Roof              | Asphalt Shingle                                                                                                                                           |
| Construction      | Concrete, Mixed, Vinyl Siding                                                                                                                             |
| Foundation        | Poured Concrete                                                                                                                                           |

## Additional Information

|                |                |
|----------------|----------------|
| Date Listed    | May 28th, 2025 |
| Days on Market | 7              |
| Zoning         | SCL1           |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.