

# \$499,900 - 158 Father Mercredi Street, Fort McMurray

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MLS® #A2264139

**\$499,900**

4 Bedroom, 3.00 Bathroom, 1,458 sqft

Residential on 0.14 Acres

Downtown, Fort McMurray, Alberta

Welcome to 158 Father Mercredi Street! This gem in Clearwater River Valley features 2 HEATED GARAGES, one single attached that has been converted into a fitness room and one double in the backyard, 2 DECKS and a SOUNDPROOF TEATHER ROOM for loud nights watching movies or your favorite sport. As you enter the home, you will be welcome into the bright living room with French doors leading to the front deck to have your morning coffee. At the back of the home is the dining room and kitchen with ceramic tile flooring, plenty of counter space and light-colored wood cabinetry, stainless steel appliances and doors for easy access to the rear deck. Also on the main floor is a power room and a fitness room in the converted garage. The upper level has 3 good size bedrooms, a large primary and a 4-piece bathroom. In the basement, you will find the soundproof recreation room, a laundry room, a den and a 3-piece bathroom. In the backyard is the 27'6x23'5 double garage with tons of shelves and a shed for extra storage. Home has 1 inch isotherm insulation under the siding and r-60 blown in insulation in the attic . Donâ€™t miss this opportunity and book your private showing today!

Built in 1971

## Essential Information

MLS® #                   A2264139

Price                     \$499,900



|                |             |
|----------------|-------------|
| Bedrooms       | 4           |
| Bathrooms      | 3.00        |
| Full Baths     | 2           |
| Half Baths     | 1           |
| Square Footage | 1,458       |
| Acres          | 0.14        |
| Year Built     | 1971        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | 2 Storey    |
| Status         | Active      |

### Community Information

|             |                            |
|-------------|----------------------------|
| Address     | 158 Father Mercredi Street |
| Subdivision | Downtown                   |
| City        | Fort McMurray              |
| County      | Wood Buffalo               |
| Province    | Alberta                    |
| Postal Code | T9H 2A7                    |

### Amenities

|                |                                           |
|----------------|-------------------------------------------|
| Parking Spaces | 8                                         |
| Parking        | Double Garage Detached, RV Access/Parking |
| # of Garages   | 2                                         |

### Interior

|                   |                                                                                                   |
|-------------------|---------------------------------------------------------------------------------------------------|
| Interior Features | See Remarks                                                                                       |
| Appliances        | Dishwasher, Microwave, Microwave Hood Fan, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                                           |
| Cooling           | None                                                                                              |
| Has Basement      | Yes                                                                                               |
| Basement          | Finished, Full                                                                                    |

### Exterior

|                   |                                                    |
|-------------------|----------------------------------------------------|
| Exterior Features | Lighting                                           |
| Lot Description   | Back Lane, Back Yard, Street Lighting, Yard Lights |
| Roof              | Asphalt                                            |
| Construction      | Vinyl Siding                                       |

Foundation                Poured Concrete

**Additional Information**

Date Listed                October 14th, 2025  
Days on Market        12  
Zoning                      SCL1

**Listing Details**

Listing Office            KIC Realty

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