

\$289,900 - 153 Hardin Street, Fort McMurray

MLS® #A2269318

\$289,900

3 Bedroom, 3.00 Bathroom, 1,075 sqft

Residential on 0.06 Acres

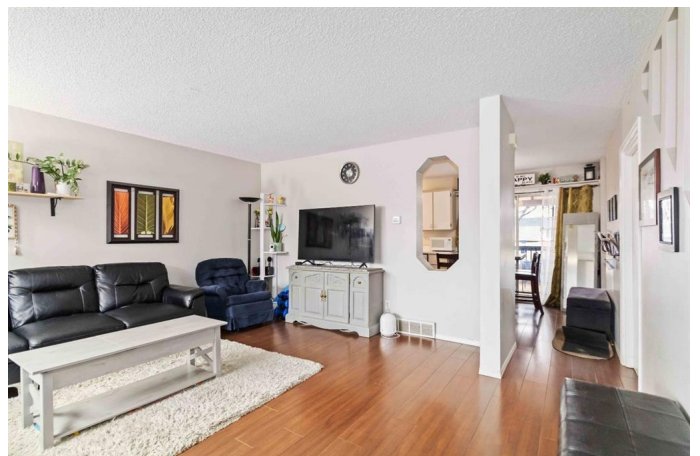
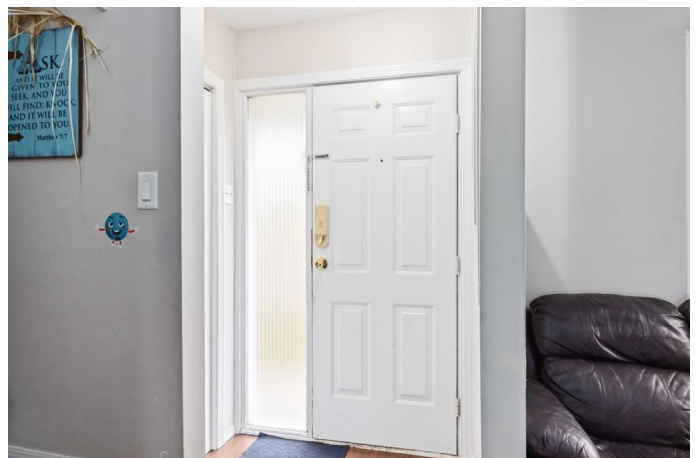
Downtown, Fort McMurray, Alberta

3 BEDROOMS PLUS A DEN! NO CONDO FEES! Centrally located in the heart of downtown and only steps away from ALL AMENITIES, this well cared for townhouse offers incredible value for both homeowners and investors.

The main level welcomes you with LAMINATE FLOORING THROUGHOUT, a BRIGHT AND OPEN LIVING ROOM with gorgeous natural light, and a COZY EAT-IN KITCHEN that provides plenty of space for family meals. There is also a convenient half bath located just off the back entry for added functionality. Upstairs you will find 3 COMFORTABLE BEDROOMS along with a FULL BATHROOM that features tile wainscoting and tile flooring. The basement provides even more usable space with a DEN OR OFFICE, a 2 PIECE BATHROOM, a dedicated LAUNDRY ROOM, and a SPACIOUS FAMILY ROOM that can be used for movie nights, a play area, or a quiet retreat.

Outside, the FULLY-FENCED backyard is a highlight with a NEW DECK that is FULLY COVERED, providing a comfortable outdoor space for relaxing or entertaining. The yard also features a NEW FENCE and AMPLE PARKING behind the fence, ideal for multiple vehicles or guests.

Additional updates include NEW SHINGLES (2009), NEW A/C (2020), NEW WIRING (2010), NEW WINDOWS (2005), and a NEW FURNACE (2020). These improvements provide peace of mind and long-term value.



Whether you are starting your homeownership journey or expanding your investment portfolio, THIS PROPERTY OFFERS EXCEPTIONAL POTENTIAL AND IS TRULY WORTH A LOOK!

Built in 1971

Essential Information

MLS® #	A2269318
Price	\$289,900
Bedrooms	3
Bathrooms	3.00
Full Baths	1
Half Baths	2
Square Footage	1,075
Acres	0.06
Year Built	1971
Type	Residential
Sub-Type	Row/Townhouse
Style	2 Storey
Status	Active

Community Information

Address	153 Hardin Street
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2G1

Amenities

Parking Spaces	2
Parking	Off Street, On Street, Parking Pad, Owned

Interior

Interior Features	Separate Entrance, Storage
Appliances	Dishwasher, Microwave, Refrigerator, Washer/Dryer
Heating	Forced Air, Natural Gas

Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Covered Courtyard, Private Entrance, Private Yard, Storage
Lot Description	Front Yard, Lawn, Low Maintenance Landscape, No Neighbours Behind, Private
Roof	Asphalt Shingle
Construction	Vinyl Siding
Foundation	Poured Concrete

Additional Information

Date Listed	November 6th, 2025
Days on Market	2
Zoning	SCL1

Listing Details

Listing Office	ROYAL LEPAGE BENCHMARK
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.