



THE
A-TEAM

**RE/MAX
FIRST**

25 FITZGERALD Avenue, Fort McMurray T9H 1K4

MLS® #: **A2113793**

Area: **Downtown**

Listing Date: **03/11/24**

List Price: **\$424,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Detached

City/Town:

Fort McMurray

Year Built:

1967

Lot Information

Finished Floor Area

Abv Sqft:

1,027

Low Sqft:

Ttl Sqft:

1,027

Lot Sz Ar:

6,600 sqft

Lot Shape:

DOM

51

Layout

Beds:

4 (3 1)

Baths:

2.0 (2 0)

Style:

Bungalow

Parking

Ttl Park:

8

Garage Sz:

2

Access:

Lot Feat:

Park Feat:

Back Yard

Concrete Driveway, Double Garage Detached

Utilities and Features

Roof: **Asphalt**

Heating: **Forced Air, Natural Gas**

Sewer:

Ext Feat: **Fire Pit, Private Yard**

Construction:

Concrete, Shingle Siding, Vinyl Siding, Wood Siding

Flooring:

Laminate, Linoleum, Tile

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dishwasher, Dryer, Other, Refrigerator, See Remarks, Stove(s), Washer, Window Coverings

Int Feat:

Pantry, Separate Entrance, Vinyl Windows

Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Sunroom/Solarium	Main	19`3" x 9`11"	Dining Room	Main	6`1" x 17`9"
Kitchen	Main	7`4" x 14`4"	Living Room	Main	13`5" x 15`10"
Bedroom - Primary	Main	13`3" x 10`10"	Bedroom	Main	10`1" x 8`11"
Bedroom	Main	7`9" x 12`2"	4pc Bathroom	Main	4`11" x 9`0"

Game Room	Basement	15`9" x 27`0"	Bedroom	Basement	9`8" x 13`2"
Laundry	Basement	7`1" x 11`0"	Furnace/Utility Room	Basement	4`4" x 8`9"
Den	Basement	7`11" x 12`4"	4pc Bathroom	Basement	4`10" x 7`10"
Legal/Tax/Financial					

Title:	Zoning:				
Fee Simple	R1				
Legal Desc:	5304NY	Remarks			

Pub Rmks:	<p>Welcome to 25 Fitzgerald Avenue. This beautifully renovated bungalow boasts 3+1 bedrooms and 2 full baths. This home is ideally situated close to parks, hospitals, and all amenities. Step inside to discover upgrades galore, including rich oak kitchen cabinetry, fresh paint, and stunning laminate/hardwood floors. The fully developed basement features an oversized recreation room with a cozy fireplace, perfect for family gatherings or relaxing evenings. Outside, the private south-facing backyard is a true oasis, complete with a custom stone patio and fire pit, as well as meticulously landscaped grounds. You'll also love the additional 3-season room, ideal for entertaining guests year-round. But perhaps the highlight of this property is the dream garage. Measuring 23' x 33', it's not your average garage. With custom tile floors, ample storage, and heating, it offers plenty of space for all your toys and tools. Meticulously maintained and offering room for the whole family, this home truly has it all. Don't miss out—schedule your personal viewing today and make this your forever home!</p>
Inclusions:	Refrigerator, Stove, Dishwasher, Washer, Dryer, All Window Coverings, TV in Master Bedroom, Shed, and Firepit Furniture
Property Listed By:	ROYAL LEPAGE BENCHMARK

TO VIEW THIS PROPERTY WITH AN A-TEAM BUYER'S AGENT PLEASE CONTACT (780) 804-4800





