



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**9909 GORDON Avenue, Fort McMurray T9H 2E3**

MLS®#: **A2118485**

Area: **Downtown**

Listing Date: **04/05/24**

List Price: **\$399,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$10k, 06-May**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1973**

Lot Information

Lot Sz Ar: **6,500 sqft**  
Lot Shape:

Finished Floor Area

Abv Sqft: **1,087**  
Low Sqft:  
Ttl Sqft: **1,087**

DOM

**41**

Layout

Beds: **4 (2 2 )**  
Baths: **2.5 (2 1)**  
Style: **Bungalow**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Lane,Front Yard,Lawn,See Remarks**  
Park Feat: **Double Garage Detached,Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Other**

Construction: **Concrete,Stucco**  
Flooring: **Vinyl Plank**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,See Remarks,Stove(s),Washer**  
Int Feat: **Kitchen Island**  
Utilities:

Room Information

Room	Level	Dimensions
2pc Bathroom	Main	4`3" x 5`0"
Bedroom	Main	9`7" x 18`6"
Kitchen	Main	13`4" x 10`0"
Bedroom - Primary	Main	13`0" x 10`9"
Bedroom	Basement	10`9" x 10`8"
Game Room	Basement	21`0" x 27`0"

Room	Level	Dimensions
4pc Bathroom	Main	8`5" x 5`0"
Dining Room	Main	9`7" x 13`3"
Living Room	Main	12`0" x 18`5"
3pc Bathroom	Basement	8`7" x 5`0"
Bedroom	Basement	12`9" x 10`0"
Furnace/Utility Room	Basement	13`3" x 14`3"

Legal/Tax/Financial

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**SCL1**

**616AO**

Remarks

Pub Rmks:

**24' x 30' GARAGE!** Step into the heart of downtown living with 9909 Gordon Ave, nestled in the thriving downtown redevelopment zone. With SC1 zoning, this property promises a secure investment with endless future potential. This extensively renovated single-family home offers a fresh start, featuring a brand-new kitchen, bathrooms, flooring, trim, doors, and a fully developed basement. The main floor welcomes you with an expansive open-concept layout seamlessly blending the kitchen, living, and dining areas. The beautiful kitchen showcases floor-to-ceiling white cabinetry, complemented by a subway tile backsplash, quartz countertops, a gas stove, and a spacious island with ample storage. Luxury vinyl plank flooring runs throughout both levels, ensuring easy maintenance. Down the hall from the kitchen, discover a renovated 4PC main bathroom, a primary bedroom complete with a private 2PC ensuite, and an oversized bedroom that can easily revert to its original two-bedroom layout if desired. The fully developed basement, was finished in 2021/2022, offering a generous rec room, two additional bedrooms, and a sleek 3PC bathroom featuring a walk-in shower. Parking is a breeze with a double detached heated garage, complemented by a parking pad adjacent to the garage and in front. Plus, enjoy peace of mind with recent upgrades including vinyl windows, a new furnace, HWT installed in 2020, and a new backup sewer valve. This property is only a hop, skip and jump from Peter Pond shopping mall and from the Syne park where you can enjoy our long summer days at the playground or fishing off the banks of the Clearwater River. Don't miss the opportunity to embrace downtown living with this renovated gem offering both comfort and investment potential.

Inclusions:  
Property Listed By:

**Fridge, stove, dishwasher, washer, dryer, garage heater, garage door opener**  
**RE/MAX FORT MCMURRAY**

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





