



THE
A-TEAM

**RE/MAX
FIRST**

33 FITZGERALD Avenue, Fort McMurray T9H 1K4

MLS®#: **A2135795**

Area: **Downtown**

Listing Date: **05/27/24**

List Price: **\$410,000**

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
Lot Sz Ar: **6,600 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **983**
Low Sqft:
Ttl Sqft: **983**

DOM

177
Layout
Beds: **3 (1 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **6**
Garage Sz: **1**

Access:
Lot Feat: **Back Yard,See Remarks**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Other**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Range,Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 7`9"
Kitchen	Main	7`11" x 8`8"
Bedroom - Primary	Main	15`0" x 19`3"
3pc Bathroom	Basement	6`5" x 7`7"
Bedroom	Basement	10`9" x 10`9"
Game Room	Basement	14`2" x 18`8"

Room	Level	Dimensions
Dining Room	Main	11`5" x 7`6"
Living Room	Main	11`5" x 15`9"
Walk-In Closet	Main	8`5" x 11`3"
Bedroom	Basement	10`8" x 9`6"
Kitchenette	Basement	7`7" x 13`4"
Laundry	Basement	11`3" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5304NY

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 33 Fitzgerald Avenue! A cozy bungalow situated on a 6000+ sqft lot just steps to the hospital and all amenities! This home features a very large primary bedroom, incredible walk-in closet, 4 pc bathroom, spacious living room/dining room, and functional kitchen with ample amount of cupboard space and stainless steel appliances, all situated on the main floor. Downstairs you will find two additional great sized bedrooms, large rec room, wet bar, 3 pc bathroom and your laundry room! Outside is a dream with a fully fenced in yard featuring mature trees, a great sized deck with a portion of it covered, a shed, firepit to enjoy on those beautiful summer nights, and a 16x24 detached garage! This property has room to park all of your vehicles and toys! Schedule your showing today!**

Inclusions: **Fridge, Stove, Range Hood, Dishwasher, Microwave, Washer, Dryer, All Existing Window Coverings, Shed**

Property Listed By: **EXP REALTY**

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