



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**

Finished Floor Area

Year Built:

**1967**

Abv Sqft: **983**

Lot Information

Low Sqft:

Lot Sz Ar:

**6,600 sqft**

Ttl Sqft: **983**

Lot Shape:

DOM

**112**

Layout

Beds: **3 (1 2 )**

Baths: **2.0 (2 0)**

Style: **Bungalow**

Parking

Ttl Park: **6**

Garage Sz: **1**

Access:

Lot Feat:

Park Feat:

**Back Yard,See Remarks**

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

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

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**