



THE
A-TEAM

**RE/MAX
FIRST**

25 FITZGERALD Avenue, Fort McMurray T9H 1K4

MLS®#: **A2171473**

Area: **Downtown**

Listing Date: **10/09/24**

List Price: **\$414,900**

Status: **Active**

County: **Wood Buffalo**

Change: **-\$5k, 20-Jan**

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: **1,037**
Low Sqft:
Ttl Sqft: **1,037**

DOM

112
Layout
Beds: **5 (3 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

Ttl Park: **8**
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Low Maintenance Landscape,Landscaped,Standard Shaped Lot**
Park Feat: **Concrete Driveway,Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air**
Sewer:
Ext Feat: **Fire Pit,Lighting,Private Entrance,Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**
Flooring: **Ceramic Tile,Laminate,Linoleum**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Refrigerator,Stove(s),Washer,Window Coverings**
Int Feat: **Laminate Counters,Pantry,Separate Entrance,Storage,Vinyl Windows**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	5`0" x 9`2"
Bedroom	Main	8`1" x 12`4"
Living Room	Main	13`6" x 15`10"
Bedroom - Primary	Main	13`7" x 10`11"
Bedroom	Basement	9`10" x 12`10"
Laundry	Basement	7`4" x 12`2"
Furnace/Utility Room	Basement	4`7" x 8`8"

Room	Level	Dimensions
Bedroom	Main	10`3" x 9`1"
Kitchen	Main	13`6" x 17`9"
Mud Room	Main	19`3" x 10`1"
4pc Bathroom	Basement	5`1" x 8`3"
Bedroom	Basement	8`1" x 12`6"
Game Room	Basement	15`11" x 27`1"

Title:
Fee Simple
Legal Desc:

Zoning:
R1

5304NY

Remarks

Pub Rmks: **Welcome to this warm and inviting fully developed 5 bedroom, 2-bathroom home, perfectly located near parks, schools, hospital, shopping and all amenities. Step inside to a spacious layout featuring beautiful oak cabinetry, island counter and beautiful laminate flooring that flows throughout, creating a comfortable and stylish feel. The fully developed basement is perfect for family time or entertaining, offering a large recreation room with a cozy fireplace that's ready for those chilly evenings. And when you're ready some fresh air, you can soak up the sun in the south-facing backyard, complete with a fire pit—ideal for enjoying quiet afternoons or hosting friends and family. You'll love the 3-season room, which extends your living space, no matter what the weather brings. Whether you're sitting around the fire pit or entertaining in the 3-season room, you'll love spending time in this outdoor oasis. And for those who need a little extra room for toys, vehicles and tools, the SHOWSTOPPER DREAM GARAGE is a standout feature. Measuring 22' x 33', it comes with custom flooring and plenty of storage space, making it perfect for any hobbyist or dyi enthusiast. The EXTRA LARGE DRIVEWAY also has plenty of room for multiple vehicles, or even your RV. This home has it all—space, style, and location! Call now for your personal tour today and see what makes this place the perfect fit for your family.**

Inclusions: **FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, ALL WINDOW COVERINGS, CENTRAL AIR CONDITIONER**

Property Listed By: **COLDWELL BANKER UNITED**

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







