

20 FITZGERALD Avenue, Fort McMurray T9H 2K3

MLS®#: **A2174258** Area: **Downtown** Listing Date: **10/21/24** List Price: **\$319,900**
 Status: **Active** County: **Wood Buffalo** Change: **-\$33k, 28-Oct** Association: **Fort McMurray**



General Information

Prop Type: **Residential**
 Sub Type: **Detached**
 City/Town: **Fort McMurray** Finished Floor Area
 Year Built: **1967** Abv Sqft: **1,037**
 Lot Information Low Sqft:
 Lot Sz Ar: **7,150 sqft** Ttl Sqft: **1,037**
 Lot Shape:

DOM

61
Layout
 Beds: **3 (3)**
 Baths: **1.0 (1 0)**
 Style: **Bungalow**

Parking

Ttl Park: **3**
 Garage Sz:

Access:
 Lot Feat: **Back Lane,Back Yard,Front Yard,Level**
 Park Feat: **Off Street**

Utilities and Features

Roof: **Asphalt Shingle** Construction:
 Heating: **Forced Air** **Concrete,Vinyl Siding,Wood Frame**
 Sewer: Flooring:
 Ext Feat: **Private Yard** **Carpet,Laminate,Linoleum**
 Water Source:
 Fnd/Bsmt: **Poured Concrete**
 Kitchen Appl: **Microwave,Range Hood,Refrigerator,See Remarks,Stove(s),Washer/Dryer**
 Int Feat: **Ceiling Fan(s),Central Vacuum,No Animal Home,No Smoking Home,Vinyl Windows**
 Utilities:

Room Information

Room	Level	Dimensions	Room	Level	Dimensions
Living Room	Main	12`7" x 14`6"	Kitchen	Main	13`0" x 13`1"
Dining Room	Main	9`2" x 9`5"	Bedroom - Primary	Main	12`7" x 11`1"
Bedroom	Main	12`7" x 9`2"	Bedroom	Main	9`2" x 8`11"
4pc Bathroom	Main	8`6" x 5`0"			

Legal/Tax/Financial

Title: Zoning:

Fee Simple

R1

Legal Desc:

5304NY

Remarks

Pub Rmks:

Affordability in the downtown core! There are great bones in this family home that has been occupied by the same owners since 1996! Most of the big ticket items have been done, and the cosmetic improvements await your attention! New shingles (2019), flooring (2023), New furnace (2017), HWT (2017), triple-paned high efficiency windows (2020), interior doors (2019), baseboards (2019), bathroom updates (2020), front exterior door (2020), and fresh paint complement the main floor living area. The basement is a wide open canvas, ready for your details! Call your favourite realtor today to get in on this great property, with a driveway that can accommodate an RV, and a huge 7150 sqft lot that has tons of room for your toys, or a new garage!

Inclusions:

N/A

Property Listed By:

People 1st Realty

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





