



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**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**  
 Year Built: **1967**  
Lot Information  
 Lot Sz Ar: **7,150 sqft**  
 Lot Shape:

Finished Floor Area  
 Abv Sqft: **1,037**  
 Low Sqft:  
 Ttl Sqft: **1,037**

DOM

**161**  
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**  
 Heating: **Forced Air**  
 Sewer:  
 Ext Feat: **Private Yard**

Construction: **Concrete,Vinyl Siding,Wood Frame**  
 Flooring: **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
<b>Living Room</b>	<b>Main</b>	<b>12`7" x 14`6"</b>	<b>Kitchen</b>	<b>Main</b>	<b>13`0" x 13`1"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 9`5"</b>	<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`7" x 11`1"</b>
<b>Bedroom</b>	<b>Main</b>	<b>12`7" x 9`2"</b>	<b>Bedroom</b>	<b>Main</b>	<b>9`2" x 8`11"</b>
<b>4pc Bathroom</b>	<b>Main</b>	<b>8`6" x 5`0"</b>			

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**





