



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**101 FRASER Avenue, Fort McMurray T9H 1Y9**

MLS®#: **A2174816**

Area: **Downtown**

Listing Date: **11/14/24**

List Price: **\$450,000**

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: **7,600 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,055**  
Low Sqft:  
Ttl Sqft: **1,055**

DOM

**7**  
Layout  
Beds: **5 (4 1 )**  
Baths: **2.0 (2 0)**  
Style: **Bungalow**

Parking

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

Access:  
Lot Feat: **Corner Lot,Standard Shaped Lot**  
Park Feat: **Concrete Driveway,Parking Pad**

Utilities and Features

Roof: **Asphalt**  
Heating: **Forced Air,Natural Gas**  
Sewer:  
Ext Feat: **Private Yard**

Construction: **Other,Wood Frame**  
Flooring: **Linoleum,Vinyl**  
Water Source:  
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Refrigerator,Stove(s),Washer/Dryer**  
Int Feat: **See Remarks**  
Utilities:

Room Information

Room	Level	Dimensions
<b>Kitchen</b>	<b>Main</b>	<b>9`2" x 11`3"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 8`11"</b>
<b>Kitchen</b>	<b>Basement</b>	<b>11`10" x 15`8"</b>
<b>Den</b>	<b>Basement</b>	<b>10`9" x 5`10"</b>
<b>Living Room</b>	<b>Main</b>	<b>16`1" x 18`3"</b>
<b>4pc Bathroom</b>	<b>Basement</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Basement</b>	<b>9`6" x 9`6"</b>

Room	Level	Dimensions
<b>4pc Bathroom</b>	<b>Main</b>	<b>0`0" x 0`0"</b>
<b>Bedroom</b>	<b>Main</b>	<b>9`0" x 8`11"</b>
<b>Game Room</b>	<b>Basement</b>	<b>12`9" x 10`3"</b>
<b>Dining Room</b>	<b>Main</b>	<b>9`2" x 8`1"</b>
<b>Bedroom - Primary</b>	<b>Main</b>	<b>12`4" x 9`11"</b>
<b>Bedroom</b>	<b>Main</b>	<b>11`7" x 11`6"</b>
<b>Laundry</b>	<b>Basement</b>	<b>6`6" x 6`2"</b>

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**SCL1**

**2590NY**

Remarks

Pub Rmks: **Prime Downtown Multi-Use Commercial Property Discover an exceptional opportunity with this versatile property, uniquely positioned in a high-traffic, high-visibility downtown location. Zoned for commercial use, this property currently features a residential house with both upstairs and basement suites, along with a double car detached garage. Ideal for entrepreneurial spirits, it offers a flexible setup that allows you to live on-site in the basement while operating your business on the main level, or alternatively, transform the property entirely to suit your vision. With existing tenants in place, this property generates cash flow from day one, making it a savvy investment while you plan for its future potential. Originally envisioned as part of a larger redevelopment project, individual lots are now available for entrepreneurs to create their own unique business spaces. The property's prominent corner location is perfect for a range of service-based businesses—whether a nail salon, barber shop, boutique retail, or other ventures looking to capitalize on the visibility and traffic flow. This is more than just a location; it's a foundation for building equity and growing your business footprint in a prime area. Highlights:**

- **Zoning:** Commercial on a residential structure
- **Location:** High-traffic downtown corner with excellent visibility
- **Current Setup:** Upstairs and basement suites, double detached garage
- **Investment Potential:** Immediate cash flow from existing tenants
- **Ideal For:** Retail, salon, barber shop, service-based businesses
- **Future Development:** Opportunity to redevelop or remodel to enhance commercial use

Seize this chance to transition from renting to owning, enhance your business presence, and establish lasting assets in a premier downtown location.

Inclusions:  
Property Listed By: **N/A**  
**RE/MAX FORT MCMURRAY**

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









