



THE
A-TEAM

**RE/MAX
FIRST**

55 FITZSIMMONS Avenue, Fort McMurray T9H 1Z3

MLS®#: **A2180082**

Area: **Downtown**

Listing Date: **11/19/24**

List Price: **\$465,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**
Sub Type: **Detached**
City/Town: **Fort McMurray**
Year Built: **1974**
Lot Information
Lot Sz Ar: **18,000 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **1,372**
Low Sqft:
Ttl Sqft: **1,372**

DOM

62
Layout
Beds: **5 (3 2)**
Baths: **2.5 (2 1)**
Style: **Bungalow**

Parking

Ttl Park: **4**
Garage Sz: **1**

Access:

Lot Feat: **Back Yard,Many Trees,Open Lot,Rectangular Lot,See Remarks**
Park Feat: **Driveway,Parking Pad,Single Garage Detached**

Utilities and Features

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

Construction: **Concrete,Wood Frame**
Flooring: **Carpet,Ceramic Tile,Vinyl Plank**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Dishwasher,Dryer,Electric Range,Microwave,Refrigerator,Washer**
Int Feat: **No Animal Home,No Smoking Home,Separate Entrance**
Utilities:

Room Information

Room	Level	Dimensions
Living Room	Main	19`7" x 13`4"
Kitchen	Main	11`11" x 9`1"
Bedroom	Main	13`6" x 10`6"
Bedroom	Main	13`6" x 14`0"
Bedroom	Basement	12`11" x 10`2"
Kitchen	Basement	9`5" x 12`10"
2pc Ensuite bath	Main	0`0" x 0`0"

Room	Level	Dimensions
Dining Room	Main	8`11" x 11`11"
Laundry	Main	9`11" x 6`10"
Bedroom	Main	10`1" x 10`5"
Bedroom	Basement	12`7" x 12`3"
Game Room	Basement	22`1" x 20`6"
Den	Basement	11`3" x 13`3"
4pc Bathroom	Main	0`0" x 0`0"

4pc Bathroom

Basement

0`0" x 0`0"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

Zoning:
SCL1

86TR

Remarks

Pub Rmks: **Welcome to 55 Fitzsimmons Ave, a beautiful 1372 sqft bungalow in a prime downtown location! The property features five spacious bedrooms and an additional bedroom-sized den, making it perfect for a home office or playroom. With 2 full bathrooms and 1 half-bath ensuite, there's plenty of room for everyone. Inside, discover a beautifully renovated space featuring all-new flooring, fresh paint, and an open, airy kitchen designed for modern living. The new ensuite bathroom is fresh and classic. Enjoy the outdoors on the updated deck that overlooks your expansive 18,000 sq ft private lot, surrounded by mature trees for added privacy. The home has a newer roof and upgraded wiring, ensuring peace of mind for years to come. The main floor laundry simplifies daily chores, and its convenient location next to the separate side entry provides easy access to the basement, which offers rental potential—an excellent opportunity for additional income or guest accommodations. The property also includes a multi-car concrete private driveway and a 24X13 detached garage, offering lots of space for parking and storage. Take advantage of this incredible opportunity to own a beautifully renovated bungalow in a lovely downtown area. Schedule your showing today and make this stunning property yours! Bonus: The sellers have completed a recent home inspection ahead of listing**

Inclusions:
Property Listed By: **N/A
EXP REALTY**

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













