



THE
A-TEAM

**RE/MAX
FIRST**

33 FITZGERALD Avenue, Fort McMurray T9H 1K4

MLS®#: **A2184800**

Area: **Downtown**

Listing Date: **12/30/24**

List Price: **\$379,900**

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: **6,600 sqft**
Lot Shape:

Finished Floor Area
Abv Sqft: **983**
Low Sqft:
Ttl Sqft: **983**

DOM

21
Layout
Beds: **3 (1 2)**
Baths: **2.0 (2 0)**
Style: **Bungalow**

Parking

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

Access:

Lot Feat: **Back Yard,See Remarks**
Park Feat: **Single Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**
Heating: **Forced Air,Natural Gas**
Sewer:
Ext Feat: **Fire Pit,Other**

Construction: **Vinyl Siding**
Flooring: **Carpet,Laminate,Tile,Vinyl**
Water Source:
Fnd/Bsmt: **Poured Concrete**

Kitchen Appl: **Built-In Range,Dishwasher,Refrigerator,Stove(s),Washer/Dryer,Window Coverings**
Int Feat: **See Remarks,Walk-In Closet(s)**
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	8`3" x 7`9"
Kitchen	Main	7`11" x 8`8"
Bedroom - Primary	Main	15`0" x 19`3"
3pc Bathroom	Basement	6`5" x 7`7"
Bedroom	Basement	10`9" x 10`9"
Game Room	Basement	14`2" x 18`8"

Room	Level	Dimensions
Dining Room	Main	11`5" x 7`6"
Living Room	Main	11`5" x 15`9"
Walk-In Closet	Main	8`5" x 11`3"
Bedroom	Basement	10`8" x 9`6"
Kitchenette	Basement	7`7" x 13`4"
Laundry	Basement	11`3" x 14`5"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

5304NY

Zoning:
R1

Remarks

Pub Rmks: **Welcome to 33 Fitzgerald Avenue, a charming and spacious bungalow nestled on a large 6,000+ sqft lot, ideally located just steps away from the hospital and a short distance to all essential amenities, making this an incredibly convenient place to call home. Upon entering, you'll be greeted by a bright and inviting living space, with a generous living and dining area that offers plenty of room for entertaining or relaxing. The well-appointed kitchen features an abundance of cupboard space and stainless steel appliances, making it a functional and practical space. Just off the kitchen, you'll find a large primary bedroom that's truly a retreat, complete with a fantastic walk-in closet for all your storage needs. A 4-piece bathroom serves the main floor, offering comfort and convenience. The fully finished lower level offers even more space to enjoy. Two spacious bedrooms provide plenty of room for family or guests, and the expansive rec room is perfect for cozy movie nights, play areas, or a home gym. You'll also find a wet bar ideal for entertaining, a 3-piece bathroom for added convenience, and a laundry room to keep everything running smoothly. Step outside to discover your own private oasis. The fully fenced yard features mature trees that provide both privacy and beauty. A large deck, with a portion covered, is perfect for outdoor dining, barbecues, or simply relaxing with a good book. The firepit area is an inviting spot for warm summer nights spent with friends and family. In addition, a practical shed provides extra storage space for your outdoor equipment and tools. For those who need extra storage or a place to work on hobbies, the 16x24 detached garage is a fantastic addition. Whether you're parking vehicles, storing toys, or looking for a workshop space, this garage has you covered. The property also offers plenty of room to park multiple vehicles, ensuring there's space for everyone. With its perfect blend of comfort, space, and convenience, 33 Fitzgerald Avenue is a must-see. Schedule your showing today and discover all that this wonderful property has to offer!**

Inclusions: **Fridge, Stove, Range Hood, Dishwasher, Microwave, Washer, Dryer, All Existing Window Coverings, Shed**

Property Listed By: **EXP REALTY**

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









