



THE  
**A-TEAM**

**RE/MAX  
FIRST**

**73 ALBERTA Drive, Fort McMurray T9H 1P7**

MLS®#: **A2204550**

Area: **Downtown**

Listing Date: **03/21/25**

List Price: **\$399,900**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type: **Residential**  
Sub Type: **Detached**  
City/Town: **Fort McMurray**  
Year Built: **1966**  
Lot Information  
Lot Sz Ar: **6,600 sqft**  
Lot Shape:

Finished Floor Area  
Abv Sqft: **1,115**  
Low Sqft:  
Ttl Sqft: **1,115**

DOM

**11**  
Layout  
Beds: **5 (3 2 )**  
Baths: **2.0 (2 0)**  
Style: **Bi-Level**

Parking

Ttl Park: **5**  
Garage Sz: **2**

Access:

Lot Feat: **Back Yard,Front Yard,Landscaped**  
Park Feat: **Double Garage Detached**

Utilities and Features

Roof: **Asphalt Shingle**  
Heating: **Forced Air**  
Sewer:  
Ext Feat: **Private Yard**

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

Kitchen Appl: **Other**  
Int Feat: **Laminate Counters**  
Utilities:

Room Information

Room	Level	Dimensions
4pc Bathroom	Main	6`11" x 7`5"
Bedroom	Main	10`2" x 10`10"
Foyer	Main	8`10" x 7`1"
Living Room	Main	17`4" x 12`1"
4pc Bathroom	Basement	7`5" x 10`4"
Kitchenette	Basement	11`7" x 10`9"
Bedroom - Primary	Basement	13`0" x 15`10"

Room	Level	Dimensions
Bedroom	Main	10`1" x 9`8"
Dining Room	Main	5`8" x 8`11"
Kitchen	Main	13`8" x 8`11"
Bedroom - Primary	Main	13`3" x 10`11"
Bedroom	Basement	18`1" x 9`0"
Living Room	Basement	16`8" x 10`10"
Furnace/Utility Room	Basement	13`0" x 6`1"

Title:  
**Fee Simple**  
Legal Desc:

Zoning:  
**R1**

**4386NY**

Remarks

Pub Rmks: **Fully Renovated Income Property - Downtown Fort McMurray This turnkey investment offers exceptional income potential with a fully renovated home on a large 6,500+ sqft lot. Main Floor: Features a brand-new kitchen with stainless steel appliances, tile backsplash, and great natural light. Enjoy a spacious living room, three bedrooms, updated full bath, hardwood floors, pot lighting, and stackable laundry. Legal Basement Suite: Private entrance, modern kitchen, large rec room, one bedroom + den, full bath, and full-size laundry. Extras: Huge backyard, 22' x 24' detached garage, and prime downtown location. Live upstairs and rent the basement or cash flow as an investor! Book your private viewing today!**

Inclusions:  
Property Listed By: **As is where is at time of possession  
EXP REALTY**

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







