



THE
A-TEAM

**RE/MAX
FIRST**

9907 GORDON Avenue, Fort McMurray T9H 2E3

MLS® #: **A2209732**

Area: **Downtown**

Listing Date: **04/09/25**

List Price: **\$598,000**

Status: **Active**

County: **Wood Buffalo**

Change: **None**

Association: **Fort McMurray**



General Information

Prop Type:

Residential

Sub Type:

Full Duplex

City/Town:

Fort McMurray

Year Built:

1977

Lot Information

Lot Sz Ar:

3,229 sqft

Lot Shape:

Finished Floor Area

Abv Sqft:

1,880

Low Sqft:

Ttl Sqft:

1,880

DOM

52

Layout

Beds:

6 (6)

Baths:

2.0 (2 0)

Style:

**Attached-Side by
Side,Bungalow**

Parking

Ttl Park:

4

Garage Sz:

Access:

Lot Feat:

Park Feat:

**Back Lane,Back Yard,Cleared,Level,Low Maintenance Landscape,Paved
Off Street,Parking Pad**

Utilities and Features

Roof: **Asphalt Shingle**

Heating: **Forced Air,Natural Gas**

Sewer:

Ext Feat: **Other**

Construction:

Concrete,Stucco,Wood Siding

Flooring:

Laminate

Water Source:

Fnd/Bsmt:

Poured Concrete

Kitchen Appl:

Dryer,Refrigerator,Stove(s),Washer

Int Feat:

See Remarks

Utilities:

Room Information

Room

4pc Bathroom

Bedroom

Kitchen

Level

Main

Main

Main

Dimensions

5`4" x 7`8"

10`1" x 7`10"

10`8" x 8`5"

Room

Bedroom

Dining Room

Living Room

Level

Main

Main

Main

Dimensions

8`8" x 12`3"

8`8" x 8`5"

15`3" x 13`2"

Bedroom - Primary
Bedroom
Dining Room
Living Room

Main
Main
Main
Main

10`2" x 12`11"
8`8" x 12`3"
8`8" x 8`5"
15`3" x 13`2"

4pc Bathroom
Bedroom
Kitchen
Bedroom - Primary

Main
Main
Main
Main

5`4" x 7`8"
10`1" x 7`10"
10`8" x 5`5"
10`2" x 12`11"

Legal/Tax/Financial

Title:
Fee Simple
Legal Desc:

9723744

Zoning:
SCL1

Remarks

Pub Rmks:

Here's a rare one—a full side-by-side duplex, selling together on one title. Both units have their own private entrances, separate laundry, and loads of parking out front and off the alley in the back. One side is completely renovated top to bottom—new kitchen, countertops, flooring, baseboards, paint, doors, lights—it's move-in ready and perfect to live in or rent out immediately. The other side is currently tenant-occupied, already generating income. Both units have undeveloped basements, but the framing from previous layouts is still in place, giving you the opportunity to finish them the way you want. Big upside here—add bedrooms, bathrooms, or even legal suites (check zoning) to increase value and rental potential. Since the flood, a lot of the heavy lifting has been done: new hot water tanks, furnaces, shingles—all the important stuff is already taken care of. This one's perfect for an investor or even someone looking to house hack—live in one side while you renovate and build out the rest.

Inclusions:
Property Listed By:

2nd Dryer
RE/MAX Connect

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







