

# \$319,900 - 20 Fitzgerald Avenue, Fort McMurray

MLS® #A2174258

## \$319,900

3 Bedroom, 1.00 Bathroom, 1,037 sqft  
Residential on 0.16 Acres

Downtown, Fort McMurray, Alberta

Affordability in the downtown core! There are great bones in this family home that has been occupied by the same owners since 1996! Most of the big ticket items have been done, and the cosmetic improvements await your attention! New shingles (2019), flooring (2023), New furnace (2017), HWT (2017), triple-paned high efficiency windows (2020), interior doors (2019), baseboards (2019), bathroom updates (2020), front exterior door (2020), and fresh paint complement the main floor living area. The basement is a wide open canvas, ready for your details! Call your favourite realtor today to get in on this great property, with a driveway that can accommodate an RV, and a huge 7150 sqft lot that has tons of room for your toys, or a new garage!

Built in 1967

### Essential Information

MLS® #	A2174258
Price	\$319,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,037
Acres	0.16
Year Built	1967
Type	Residential



Sub-Type	Detached
Style	Bungalow
Status	Active

### **Community Information**

Address	20 Fitzgerald Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2K3

### **Amenities**

Parking Spaces	3
Parking	Off Street

### **Interior**

Interior Features	Ceiling Fan(s), No Smoking Home, Central Vacuum, Vinyl Windows, No Animal Home
Appliances	Range Hood, Refrigerator, Washer/Dryer, Microwave, See Remarks, Stove(s)
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	See Remarks

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Lane, Back Yard, Front Yard, Level
Roof	Asphalt Shingle
Construction	Vinyl Siding, Wood Frame, Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	October 21st, 2024
Days on Market	178
Zoning	R1

### **Listing Details**

Listing Office	People 1st Realty
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