

# \$414,900 - 25 Fitzgerald Avenue, Fort McMurray

MLS® #A2197924

**\$414,900**

5 Bedroom, 2.00 Bathroom, 1,038 sqft  
Residential on 0.15 Acres

Downtown, Fort McMurray, Alberta

Welcome to this warm and inviting fully developed 5 bedroom, 2-bathroom home, perfectly located near parks, schools, hospital, shopping and all amenities. Step inside to a spacious layout featuring beautiful oak cabinetry, island counter and beautiful laminate flooring that flows throughout, creating a comfortable and stylish feel. The fully developed basement is perfect for family time or entertaining, offering a large recreation room with a cozy fireplace that's ready for those chilly evenings. And when you're ready some fresh air, you can soak up the sun in the south-facing backyard, complete with a fire pit—ideal for enjoying quiet afternoons or hosting friends and family.

You'll love the 3-season room, which extends your living space, no matter what the weather brings. Whether you're sitting around the fire pit or entertaining in the 3-season room, you'll love spending time in this outdoor oasis.

And for those who need a little extra room for toys, vehicles and tools, the SHOWSTOPPER DREAM GARAGE is a standout feature. Measuring 22' x 33', it comes with custom flooring and plenty of storage space, making it perfect for any hobbyist or dji enthusiast. The EXTRA LARGE DRIVEWAY also has plenty of room for multiple vehicles, or even your RV.



This home has it all—space, style, and location! Call now for your personal tour today and see what makes this place the perfect fit for your family.

Built in 1967

### Essential Information

MLS® #	A2197924
Price	\$414,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

### Community Information

Address	25 Fitzgerald Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1K4

### Amenities

Parking Spaces	8
Parking	Double Garage Detached, Concrete Driveway
# of Garages	2

### Interior

Interior Features	Laminate Counters, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Washer, Window Coverings, Stove(s)
Heating	Forced Air
Cooling	Central Air

Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

### **Exterior**

Exterior Features	Lighting, Private Entrance, Private Yard, Fire Pit
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 16th, 2025
Days on Market	38
Zoning	R1

### **Listing Details**

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.