



## 9909 Gordon Avenue Fort McMurray Alberta

\$399,900

24' x 30' GARAGE! Step into the heart of downtown living with 9909 Gordon Ave, nestled in the thriving downtown redevelopment zone. With SC1 zoning, this property promises a secure investment with endless future potential. This extensively renovated single-family home offers a fresh start, featuring a brand-new kitchen, bathrooms, flooring, trim, doors, and a fully developed basement. The main floor welcomes you with an expansive open-concept layout seamlessly blending the kitchen, living, and dining areas. The beautiful kitchen showcases floor-to-ceiling white cabinetry, complemented by a subway tile backsplash, quartz countertops, a gas stove, and a spacious island with ample storage. Luxury vinyl plank flooring runs throughout both levels, ensuring easy maintenance. Down the hall from the kitchen, discover a renovated 4PC main bathroom, a primary bedroom complete with a private 2PC ensuite, and an oversized bedroom that can easily revert to its original two-bedroom layout if desired. The fully developed basement, was finished in 2021/2022, offering a generous rec room, two additional bedrooms, and a sleek 3PC bathroom featuring a walk-in shower. Parking is a breeze with a double detached heated garage, complemented by a parking pad adjacent to the garage and in front. Plus, enjoy peace of mind with recent upgrades including vinyl windows, a new furnace, HWT installed in 2020, and a new backup sewer valve. This property is only a hop, skip and jump from Peter Pond shopping mall and from the Syne park where you can enjoy our long summer days at the playground or fishing off the banks of the Clearwater River. Don't miss the opportunity to embrace downtown living with this renovated gem offering both comfort and investment potential. (id:6769)

3pc Bathroom 8.58 Ft x 5.00 Ft

Bedroom 10.75 Ft x 10.67 Ft

Bedroom 12.75 Ft x 10.00 Ft

Recreational, Games room 21.00 Ft x 27.00 Ft

Furnace 13.25 Ft x 14.25 Ft

2pc Bathroom 4.25 Ft x 5.00 Ft

4pc Bathroom 8.42 Ft x 5.00 Ft

Bedroom 9.58 Ft x 18.50 Ft

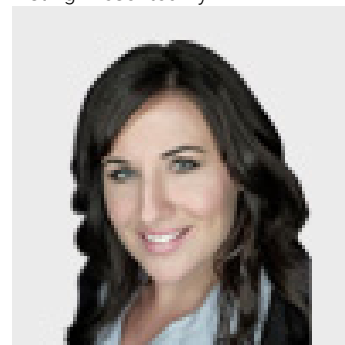
Dining room 9.58 Ft x 13.25 Ft

Kitchen 13.33 Ft x 10.00 Ft

Living room 12.00 Ft x 18.42 Ft

Primary Bedroom 13.00 Ft x 10.75 Ft

Listing Presented By:



Originally Listed by:  
RE/MAX FORT MCMURRAY

<http://www.jadenesellshomes.com>

**RE/MAX**

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