



9909 Gordon Avenue Fort McMurray Alberta

\$359,900

HUGE 24' x 30' GARAGE! Heart of downtown living nestled in the thriving downtown redevelopment zone. Zoned SC1, potential to run your own business from home. 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 2021-22, 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, with additional 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 walking distance from Peter Pond shopping mall and Syne park where you can enjoy our long summer days at the playground or fishing off the banks of the Clearwater River. Priced to sell fast, don't miss out!! (id:6769)

Recreational, Games room 21.17 Ft x 27.33 Ft

Bedroom 10.75 Ft x 10.67 Ft

Bedroom 12.83 Ft x 9.92 Ft

3pc Bathroom 8.50 Ft x 5.17 Ft

Furnace 13.25 Ft x 14.33 Ft

Primary Bedroom 13.00 Ft x 10.58 Ft

Living room 21.58 Ft x 14.92 Ft

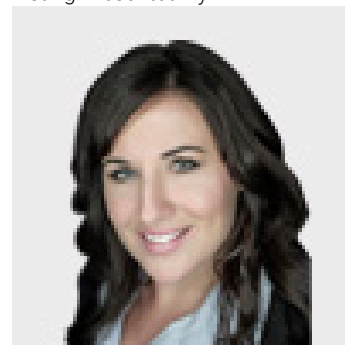
Kitchen 11.75 Ft x 10.50 Ft

Bedroom 9.50 Ft x 18.42 Ft

4pc Bathroom 8.33 Ft x 5.00 Ft

2pc Bathroom 4.17 Ft x 5.00 Ft

Listing Presented By:



Originally Listed by:
COLDWELL BANKER UNITED

<http://www.markhartigan.com>

RE/MAX

RE/MAX Fort McMurray

9919 Biggs Avenue, Fort
McMurray, AB,

Phone: 780-880-7173
jadenek@remax.net