

# \$375,000 - 33 Fitzgerald Avenue, Fort McMurray

MLS® #A2184800

**\$375,000**

3 Bedroom, 2.00 Bathroom, 984 sqft

Residential on 0.15 Acres

Downtown, Fort McMurray, Alberta

Welcome to 33 Fitzgerald Avenue, a charming and spacious bungalow nestled on a large 6,000+ sqft lot, ideally located just steps away from the hospital and a short distance to all essential amenities, making this an incredibly convenient place to call home.

Upon entering, you'll be greeted by a bright and inviting living space, with a generous living and dining area that offers plenty of room for entertaining or relaxing. The well-appointed kitchen features an abundance of cupboard space and stainless steel appliances, making it a functional and practical space. Just off the kitchen, you'll find a large primary bedroom that's truly a retreat, complete with a fantastic walk-in closet for all your storage needs. A 4-piece bathroom serves the main floor, offering comfort and convenience. The fully finished lower level offers even more space to enjoy. Two spacious bedrooms provide plenty of room for family or guests, and the expansive rec room is perfect for cozy movie nights, play areas, or a home gym. You'll also find a wet bar ideal for entertaining, a 3-piece bathroom for added convenience, and a laundry room to keep everything running smoothly.

Step outside to discover your own private oasis. The fully fenced yard features mature trees that provide both privacy and beauty. A large deck, with a portion covered, is perfect for outdoor dining, barbecues, or simply relaxing with a good book. The firepit area is an inviting spot for warm summer nights spent



with friends and family. In addition, a practical shed provides extra storage space for your outdoor equipment and tools.

For those who need extra storage or a place to work on hobbies, the 16x24 detached garage is a fantastic addition. Whether you’re parking vehicles, storing toys, or looking for a workshop space, this garage has you covered. The property also offers plenty of room to park multiple vehicles, ensuring there's space for everyone.

With its perfect blend of comfort, space, and convenience, 33 Fitzgerald Avenue is a must-see. Schedule your showing today and discover all that this wonderful property has to offer!

Built in 1967

**Essential Information**

|                |             |
|----------------|-------------|
| MLS® #         | A2184800    |
| Price          | \$375,000   |
| Bedrooms       | 3           |
| Bathrooms      | 2.00        |
| Full Baths     | 2           |
| Square Footage | 984         |
| Acres          | 0.15        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

**Community Information**

|             |                      |
|-------------|----------------------|
| Address     | 33 Fitzgerald Avenue |
| Subdivision | Downtown             |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H 1K4              |

## Amenities

|                |                        |
|----------------|------------------------|
| Parking Spaces | 6                      |
| Parking        | Single Garage Detached |
| # of Garages   | 1                      |

## Interior

|                   |                                                                                    |
|-------------------|------------------------------------------------------------------------------------|
| Interior Features | See Remarks, Walk-In Closet(s)                                                     |
| Appliances        | Dishwasher, Refrigerator, Stove(s), Built-In Range, Washer/Dryer, Window Coverings |
| Heating           | Forced Air, Natural Gas                                                            |
| Cooling           | Central Air                                                                        |
| Has Basement      | Yes                                                                                |
| Basement          | Finished, Full                                                                     |

## Exterior

|                   |                        |
|-------------------|------------------------|
| Exterior Features | Fire Pit, Other        |
| Lot Description   | Back Yard, See Remarks |
| Roof              | Asphalt Shingle        |
| Construction      | Vinyl Siding           |
| Foundation        | Poured Concrete        |

## Additional Information

|                |                     |
|----------------|---------------------|
| Date Listed    | December 30th, 2024 |
| Days on Market | 238                 |
| Zoning         | R1                  |

## Listing Details

|                |            |
|----------------|------------|
| Listing Office | EXP REALTY |
|----------------|------------|

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.