

\$575,000 - 53 Fitzsimmons Avenue, Fort McMurray

MLS® #A2251485

\$575,000

4 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.41 Acres

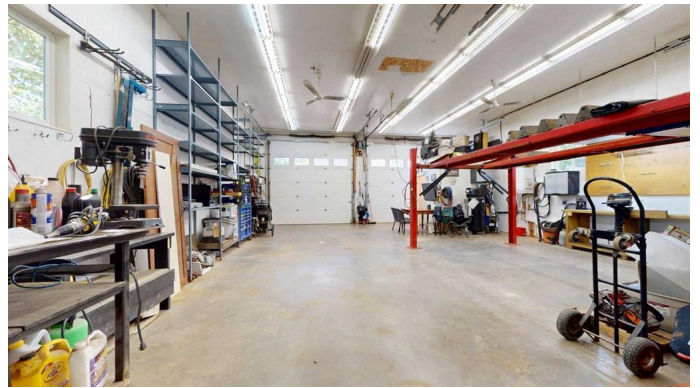
Downtown, Fort McMurray, Alberta

OH MY GOODNESS!! CHECK OUT THAT GARAGE? How Big?? 30' x 40' ! Heated? YES, Baxi Boiler with in floor heating and hot water on demand! AND there is a 3 piece bathroom and 4 overhead doors, for you to access the backyard! And CHECK OUT THAT LOT!! That's right, that is an 18,000 square foot lot and fully landscaped and fenced with a fire pit, your own little play ground. And don't forget about that awesome freshly painted deck with gazebo and heater! Included with this amazing garage and lot is a beautiful 4 bedroom, 2 bathroom bi-level home with a bright living room, updated eat-in kitchen and large family room. Bonuses of this property include updated furnace with humidifier (2020), hot water tank (2020), basement windows (2020), washer and dryer (2020), central air (2010), siding (2008), shingles (2008) and so much more! There is just too much AWESOMENESS to list! Contact your favourite REALTOR® to view today! Title insurance in lieu of a real property report.

Built in 1972

Essential Information

MLS® #	A2251485
Price	\$575,000
Bedrooms	4
Bathrooms	2.00
Full Baths	2



Square Footage	917
Acres	0.41
Year Built	1972
Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

Community Information

Address	53 Fitzsimmons Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1Z3

Amenities

Parking Spaces	10
Parking	Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, 220 Volt Wiring, Drive Through, Front Drive, Quad or More Detached
# of Garages	5

Interior

Interior Features	See Remarks
Appliances	See Remarks
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard, Fire Pit
Lot Description	Back Yard, Front Yard, Landscaped, Street Lighting, City Lot, Fruit Trees/Shrub(s), Few Trees, Lawn
Roof	Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	August 26th, 2025
Days on Market	85
Zoning	SCL1

Listing Details

Listing Office	People 1st Realty
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