

# **\$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 youâ€™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	Built-In Range, Dishwasher, Refrigerator, Stove(s), 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	157
Zoning	R1

## Listing Details

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

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® 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.