

\$399,900 - 25 Fitzgerald Avenue, Fort McMurray

MLS® #A2214782

\$399,900

5 Bedroom, 2.00 Bathroom, 1,038 sqft
Residential on 0.15 Acres

Downtown, Fort McMurray, Alberta

**READY FOR IMMEDIATE POSSESSION –
MOVE IN TODAY!**

Welcome to 25 Fitzgerald Avenue. This warm, inviting, and fully developed 5 bedroom, 2 bathroom home, ideally located near parks, schools, the hospital, shopping, and all the amenities you need just minutes away!

Offering 3 bedrooms on the main level and 2 additional bedrooms in the fully finished basement, this home is perfect for families of all sizes or those needing extra space for guests, a home office, or a hobby room. Step inside to a spacious and thoughtfully designed layout, where beautiful oak cabinetry, island counter and loads of storage accommodate the kitchen area. Whether you're hosting dinner or enjoying a cozy night in, this home sets the stage perfectly.

Meanwhile, cozy up in the inviting living room, complete with warm toned laminate flooring that adds both style and comfort to the space, perfect for relaxing or gathering with loved ones. Completing this floor with 3 bedrooms and full bathroom.

The fully developed basement is made for family fun or entertaining guests. Kick back in the expansive rec room, complete with a cozy fireplace, ideal for those cool Fort McMurray evenings. Completing the basement with 2 bedrooms and full bathroom.

Step outside and you'll find a sunny south-facing backyard that's your own personal retreat, featuring a fire pit and plenty of room to relax or entertain. Rain or shine, the



spacious 3-season room offers even more space, perfect for morning coffee, evening chats, or weekend hangouts.

And the real SHOWSTOPPER? The DREAM GARAGE. At a massive 22â€™ x 33â€™, this fully finished garage is a rare find. With custom flooring, tons of storage, and room for all your toys, tools, and gear, itâ€™s a must-have for hobbyists, DIYers, or anyone who needs serious space.

Need room for the RV, boat, or multiple vehicles? Youâ€™ve got it! The EXTRA-LARGE DRIVEWAY has you covered. This home truly checks all the boxes: space, comfort, convenience, and curb appeal and best of all, it's available for IMMEDIATE POSSESSION. Donâ€™t miss your chance to call this one yours.

Call today to book your private tour and discover everything this property has to offer!

Built in 1967

Essential Information

MLS® #	A2214782
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,038
Acres	0.15
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	25 Fitzgerald Avenue
Subdivision	Downtown

City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1K4

Amenities

Parking Spaces	8
Parking	Concrete Driveway, Double Garage Detached
# of Garages	2

Interior

Interior Features	Laminate Counters, Pantry, Separate Entrance, Storage, Vinyl Windows
Appliances	Dishwasher, Dryer, Refrigerator, Stove(s), Washer, Window Coverings
Heating	Forced Air
Cooling	Central Air
Fireplace	Yes
# of Fireplaces	1
Fireplaces	Basement, Gas
Has Basement	Yes
Basement	Finished, Full

Exterior

Exterior Features	Fire Pit, Lighting, Private Entrance, Private Yard
Lot Description	Back Yard, Landscaped, Low Maintenance Landscape, Standard Shaped Lot
Roof	Asphalt Shingle
Construction	Concrete, Vinyl Siding, Wood Frame
Foundation	Poured Concrete

Additional Information

Date Listed	April 27th, 2025
Days on Market	54
Zoning	R1

Listing Details

Listing Office	COLDWELL BANKER UNITED
----------------	------------------------

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.