

# \$224,900 - 13 Saunderson Avenue, Fort McMurray

MLS® #A2259389

**\$224,900**

6 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.17 Acres

Downtown, Fort McMurray, Alberta

If this home was on Let Make a Deal here's what you would find behind the three doors. Behind door number 1, you could clean the house up and live in it as it is, Door Number 2. You could do minor renovations such as paint, flooring and perhaps a new Ikea kitchen or door number 3, you could take this home down the studs and re-imagine the floor plan because the space and room is there for it. Welcome to 13 Saunderson. Let's start with the 7400 sq/ft lot, it's huge. There's a single car garage and the yard has multiple mature trees and they're beautiful. Inside you'll find a large living room, formal dining room and large kitchen. There's a cozy faux fireplace tying the three rooms together. Down the hall is a 4pce bath, 3 good size bedrooms plus a massive primary bedroom with a 4pce ensuite. In addition to the already ample closet space there is a huge storage/utility room as well. Down stairs gives you a few more doors to choose from. You have a den and a family room with a bar for your basement, however on the other side of the basement you have a suite with a full kitchen, a 4 pce bath and 2 dens that have bedroom doors. This home is in a well established neighbourhood in the heart of downtown with tree lined streets, close to parks, Superstore/Freshco and the mall, Hospital and elementary schools. Everything you could possibly want are minutes away by foot or by car. This house will not last long so LETS MAKE A DEAL



Built in 1967

## Essential Information

|                |             |
|----------------|-------------|
| MLS® #         | A2259389    |
| Price          | \$224,900   |
| Bedrooms       | 6           |
| Bathrooms      | 3.00        |
| Full Baths     | 3           |
| Square Footage | 1,382       |
| Acres          | 0.17        |
| Year Built     | 1967        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bungalow    |
| Status         | Active      |

## Community Information

|             |                      |
|-------------|----------------------|
| Address     | 13 Saunderson Avenue |
| Subdivision | Downtown             |
| City        | Fort McMurray        |
| County      | Wood Buffalo         |
| Province    | Alberta              |
| Postal Code | T9H 1N1              |

## Amenities

|                |                                     |
|----------------|-------------------------------------|
| Parking Spaces | 3                                   |
| Parking        | Parking Pad, Single Garage Detached |
| # of Garages   | 1                                   |

## Interior

|                   |                                                                                 |
|-------------------|---------------------------------------------------------------------------------|
| Interior Features | Bookcases, Closet Organizers, Separate Entrance                                 |
| Appliances        | Central Air Conditioner, Refrigerator, Stove(s), Washer/Dryer, Window Coverings |
| Heating           | Standard                                                                        |
| Cooling           | Central Air                                                                     |
| Fireplaces        | None                                                                            |
| Has Basement      | Yes                                                                             |
| Basement          | Finished, Full                                                                  |

## Exterior

|                   |                             |
|-------------------|-----------------------------|
| Exterior Features | Private Yard                |
| Lot Description   | Back Yard, Front Yard, Lawn |
| Roof              | Asphalt Shingle             |
| Construction      | Mixed                       |
| Foundation        | Poured Concrete             |

### **Additional Information**

|                |                      |
|----------------|----------------------|
| Date Listed    | September 26th, 2025 |
| Days on Market | 14                   |
| Zoning         | R1                   |

### **Listing Details**

|                |                |
|----------------|----------------|
| Listing Office | RE/MAX Connect |
|----------------|----------------|

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