



GRASSROOTS
REALTY GROUP

1-833-477-6687
aloha@grassrootsrealty.ca

9907 Gordon Avenue
Fort McMurray, Alberta

MLS # A2259909



\$239,900

Division:	Downtown		
Type:	Residential/Duplex		
Style:	2 Storey, Attached-Side by Side		
Size:	1,014 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Low Maintenance Landscape		

Heating:	Forced Air	Water:	-
Floors:	Vinyl Plank	Sewer:	-
Roof:	Asphalt Shingle	Condo Fee:	-
Basement:	Separate/Exterior Entry, Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	SCL1
Foundation:	Poured Concrete	Utilities:	-
Features:	See Remarks		

Inclusions: Refrigerator, Stove, Washer/Dryer

Discover this fully renovated 3 bedroom duplex in the heart of downtown, offering exceptional value and versatility. With plenty of parking and unbeatable proximity to shopping, schools, dining, and all amenities, this property is ideal for both investors and homeowners who want comfort and convenience at their doorstep. Inside, you'll find a brand-new kitchen, a beautifully updated bathroom, and modern finishes throughout. Major upgrades include a new hot water tank, furnace, and shingles, giving you peace of mind for years to come. For homeowners, this is a move-in-ready property in a prime location. For investors, it's a fantastic opportunity to secure a strong rental in a high demand area. Either way, this downtown duplex checks all the boxes.