



GRASSROOTS
REALTY GROUP

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9907B GORDON
Fort McMurray, Alberta

MLS # A2259920



\$200,000

Division:	Downtown		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,013 sq.ft.	Age:	1977 (48 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

Heating:	Forced Air	Water:	-
Floors:	Laminate	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full, Unfinished	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	SCL1
Foundation:	Poured Concrete	Utilities:	-
Features:	Laminate Counters, See Remarks		

Inclusions: Refrigerator, Stove, Washer & Dryer

Attention investors! This downtown duplex features 3 bedrooms and is a turn key rental opportunity with a reliable tenant already in place. Recent major upgrades include a new hot water tank, furnace, and shingles, giving you confidence in the property's long-term durability and reducing future maintenance costs. With ample parking and a location just steps from shopping, schools, restaurants, and all amenities, this investment is perfectly positioned to continue attracting strong rental demand. Whether you're growing your portfolio or looking for a steady income property, this duplex delivers.