



**9907B GORDON Avenue**  
**Fort McMurray, Alberta**

**MLS # A2259920**



**\$200,000**

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

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

**Inclusions:** Refrigerator, Stove, Washer & Dryer

Investor Opportunity &ndash; Downtown Duplex. This 3-bedroom unit is a turnkey, income-producing rental with a long-term tenant already in place, offering immediate and reliable cash flow. Recent upgrades include a new furnace, hot water tank, and shingles, significantly reducing near-term maintenance. With ample parking and a core downtown location, this property benefits from consistent tenant demand due to its walkable access to shopping, schools, restaurants, and transit. The other side of the duplex is also for sale, creating a rare opportunity to acquire the full building. A solid, low-maintenance asset in a proven rental location&mdash;ideal for investors looking to expand or stabilize their portfolio.