



**18 Fitzgerald Avenue  
Fort McMurray, Alberta**

**MLS # A2278135**



**\$469,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,175 sq.ft.	<b>Age:</b>	1978 (48 yrs old)
<b>Beds:</b>	3	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Concrete Driveway, Double Garage Attached, Garage Door Opener, Heated Garage		
<b>Lot Size:</b>	0.18 Acre		
<b>Lot Feat:</b>	Back Lane, Back Yard, Corner Lot, Few Trees, Front Yard, Lawn, Low Maintenance		

<b>Heating:</b>	Forced Air, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Vinyl	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Mixed, Wood Siding	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Bookcases, Central Vacuum, Closet Organizers, Granite Counters, Kitchen Island, Pantry, Storage		

**Inclusions:** fridge, gas stove, dishwasher, microwave, fan hood, air conditioner, garage heater, shed, window coverings, garage opener, 2 remotes, central vac & attachments, washer, dryer, tv & wall mount,

The garage might be the star of this show, but the bougie kitchen is arm wrestling for the title. Welcome to 18 Fitzgerald Drive, a 1175 square foot bungalow sitting pretty on a massive 7701 square foot lot in downtown Fort McMurray. This 1978 home has been loved and updated. And it is ready for its next chapter with you. Let us talk about that garage. It measures 29' x 27'. It has in floor heat. A garage heater. A drain. And wait for it... a 2 piece bathroom with a urinal. This is main character energy at its finest. Your cars, your toys, your weekend projects will all be very happy here. The garage faces quiet May Crescent, giving you peace and privacy even though you live downtown. Plus there is RV parking and room for 3 more vehicles in the driveway. Parking will never be a problem. Now step inside. The entrance is huge. Picture this: you have an armful of groceries and a car seat hanging off your arm. This entrance can handle all of it. No awkward shuffling. No bumping into walls. Just space to breathe and drop your stuff. The open concept main floor is where the magic happens. The kitchen features upgraded white cabinets with a darker island for beautiful contrast. Granite countertops shine throughout. Stainless steel appliances sparkle. The gas stove is a chef's dream. Under cabinet lighting sets the mood. There is a microwave built right into the island. Storage? You have tons of it. The eat up island means you can skip the dining table if you want. Or add one. You have room for both options here. The living room flows right off the kitchen. A Napoleon fireplace keeps things cozy on cold nights. The TV and mount are included so you can move in and relax right away. The primary bedroom is huge. Mirrored dual closets make getting ready a breeze. Solid tall doors on the main floor add a nice touch of class to all the rooms. The main bathroom has dual sinks, a jetted

tub, granite countertops and lots of storage. Every single bathroom in this home has granite. Fancy? Yes. Worth it? Also yes. Head downstairs to the large rec room. There is room for a future bedroom if you need it down the road. The basement bathroom is a spacious 3 piece. Out back you will find a fully fenced yard with a beautiful patio and a shed. Mature trees line the property and give you tons of privacy. The yard backs onto a utility right of way so no rear neighbours peeking in. Best part? It is easy to take care of. More time for relaxing. Less time mowing. This home has no carpet anywhere. Vinyl plank flooring & tile runs throughout. The kitchen, bathrooms & HWT have all been updated. It sits above the flood plane. It is close to shopping, schools and buses. Downtown living does not get better than this. Do not judge a book by its cover. This home may surprise you from the street. But inside? It is gorgeous and beautifully bougie. First time buyers, this one was made for you. Check out the detailed floor plans where you can see every sink & shower in the home, 360 tour & video