



**67 Fitzsimmons Avenue
Fort McMurray, Alberta**

MLS # A2278534

\$549,900



Division:	Downtown	
Type:	Residential/House	
Style:	Bungalow	
Size:	1,311 sq.ft.	Age: 1973 (53 yrs old)
Beds:	4	Baths: 2 full / 1 half
Garage:	RV Access/Parking, Single Garage Detached	
Lot Size:	0.41 Acre	
Lot Feat:	Back Yard, Few Trees, No Neighbours Behind, Street Lighting, Yard Lights	

Heating:	Forced Air	Water:	-
Floors:	Laminate, Tile	Sewer:	-
Roof:	Asphalt	Condo Fee:	-
Basement:	Full	LLD:	-
Exterior:	Aluminum Siding , Wood Frame	Zoning:	SCL1
Foundation:	Poured Concrete	Utilities:	-
Features:	Breakfast Bar		

Inclusions: Fridge, Stove, Dishwasher, Washer, Dryer, Microwave and windows covering

Welcome to 67 Fitzsimmons Avenue! This well-maintained 4-bedroom, 2.5-bath bungalow siting on a generous 18,000 SQ FT LOT with NO NEIGHBOURS BEHIND in the heart of downtown Fort McMurray offers 2,515 sq ft of living space, RV PARKING, central air conditioning NEW in 2020 and a functional and comfortable layout ideal for families or those seeking room to grow. The main level includes a spacious living room with large windows, a practical kitchen with breakfast bar, plenty of elegant white cabinetry and French doors to access the huge rear deck overlooking the vast backyard. The main floor also has a large primary with 2-piece bathroom and 6' x 9' walk-in-closet, plus 2 comfortable bedrooms and a 3-piece bathroom with standup shower. The basement fully finished last year adds valuable living space with a large recreational room, a fourth bedroom, a storage room and a 4-piece bathroom. Property offers a private, fenced backyard complete with a deck, and plenty of outdoor space to enjoy. A detached single garage and ample parking make this property especially convenient. Located close to shopping, parks, fishing areas and downtown amenities, this home combines space, privacy, and a central location. Basement is sprayed foamed, furnace new in 2020 and front door, back doors and 2 front bedrooms windows new in 2021. A fantastic opportunity to own a detached home on a large lot in a desirable downtown setting — book your private showing today!