\$575,000 - 53 Fitzsimmons Avenue, Fort McMurray

MLS® #A2251485

\$575,000

4 Bedroom, 2.00 Bathroom, 917 sqft Residential on 0.41 Acres

Downtown, Fort McMurray, Alberta

OH MY GOODNESS!! CHECK OUT THAT GARAGE? How Big?? 30' x 40'! Heated? YES, Baxi Boiler with in floor heating and hot water on demand! AND there is a 3 piece bathroom and 4 overhead doors, for you to access the backyard! And CHECK OUT THAT LOT!! That's right, that is an 18,000 square foot lot and fully landscaped and fenced with a fire pit, your own little play ground. And don't forget about that awesome freshly painted deck with gazebo and heater! Included with this amazing garage and lot is a beautiful 4 bedroom, 2 bathroom bi-level home with a bright living room, updated eat-in kitchen and large family room. Bonuses of this property include updated furnace with humidifier (2020), hot water tank (2020), basement windows (2020), washer and dryer (2020), central air (2010), siding (2008), shingles (2008) and so much more! There is just too much AWESOMENESS to list! Contact your favourite REALTOR® to view today! Title insurance in lieu of a real property report.







Built in 1972

Essential Information

MLS® # A2251485 Price \$575,000

Bedrooms 4

Bathrooms 2.00

Full Baths 2

Square Footage 917
Acres 0.41
Year Built 1972

Type Residential
Sub-Type Detached
Style Bi-Level
Status Active

Community Information

Address 53 Fitzsimmons Avenue

Subdivision Downtown

City Fort McMurray
County Wood Buffalo

Province Alberta
Postal Code T9H 1Z3

Amenities

Parking Spaces 10

Parking Front Drive, Garage Faces Front, Heated Garage, Insulated, 220 Volt

Wiring, Drive Through, Garage Door Opener, Quad or More Detached

of Garages 5

Interior

Interior Features See Remarks
Appliances See Remarks

Heating Forced Air, Natural Gas

Cooling Central Air

Has Basement Yes

Basement Finished, Full

Exterior

Exterior Features Fire Pit, Private Yard

Lot Description Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s),

Landscaped, Lawn, Street Lighting

Roof Shingle

Construction Concrete, Vinyl Siding, Wood Frame

Foundation Poured Concrete

Additional Information

Date Listed August 26th, 2025

52

Days on Market

Zoning SCL1

Listing Details

Listing Office People 1st Realty

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