

53 Fitzsimmons Avenue  
Fort McMurray, Alberta

MLS # A2251485



**\$575,000**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bi-Level		
<b>Size:</b>	917 sq.ft.	<b>Age:</b>	1972 (54 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2
<b>Garage:</b>	220 Volt Wiring, Drive Through, Front Drive, Garage Door Opener, Garage Fa		
<b>Lot Size:</b>	0.41 Acre		
<b>Lot Feat:</b>	Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped		

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

**Inclusions:** fridge, stove, dishwasher, microwave, washer, dryer, garage door openers (2) and remotes, central air, window coverings, fire pit, play set, gazebo and electric heater in the gazebo, Car Hoist - 800lbs Lift King with center hoist and chalk blocks

OH MY GOODNESS!! CHECK OUT THAT GARAGE? How Big?? 30' x 40' ! Heated? YES, BRAND NEW Boiler (2026) 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! Guess what is included?! CAR HOIST - 800lbs Lift King with center hoist and chalk blocks INCLUDED. 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.