## 9907 Gordon Avenue
## Fort McMurray, Alberta

**MLS # A2259909**



# $239,900

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|---|---|
| **Division:** | Downtown |
| **Type:** | Residential/Duplex |
| **Style:** | 2 Storey, Attached-Side by Side |
| **Size:** | 1,014 sq.ft. |
| **Age:** | 1977 (49 yrs old) |
| **Beds:** | 3 |
| **Baths:** | 1 |
| **Garage:** | Off Street |
| **Lot Size:** | 0.07 Acre |
| **Lot Feat:** | Low Maintenance Landscape |

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|---|---|---|---|
| **Heating:** | Forced Air | **Water:** | - |
| **Floors:** | Vinyl Plank | **Sewer:** | - |
| **Roof:** | Asphalt Shingle | **Condo Fee:** | - |
| **Basement:** | Full | **LLD:** | - |
| **Exterior:** | Concrete, Wood Siding | **Zoning:** | SCL1 |
| **Foundation:** | Poured Concrete | **Utilities:** | - |
| **Features:** | See Remarks | | |

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

Investor Alert! Fully renovated 3-bedroom duplex located in the heart of downtown with excellent income potential. This property features a separate entrance and a basement that can be developed into a suite, creating the opportunity for increased rental revenue and long-term upside. The other side of the duplex is also for sale and is currently a cash-flowing rental, making this a rare chance to acquire one or both sides for a solid income-producing portfolio. Inside, the unit has been completely updated with a brand-new kitchen, renovated bathroom, and modern finishes throughout. Major capital upgrades have already been completed, including a new furnace, hot water tank, and shingles, reducing future maintenance costs. With ample parking and an unbeatable downtown location close to shopping, schools, dining, and transit, this property is highly attractive to tenants and easy to rent.  For homeowners, this is a move-in-ready property in a prime location. For investors, it&rsquo;s a fantastic opportunity to secure a strong rental in a high demand area. Either way, this downtown duplex checks all the boxes.