

**9907B GORDON Avenue
Fort McMurray, Alberta**

MLS # A2259920



\$200,000

Division:	Downtown		
Type:	Residential/Duplex		
Style:	Attached-Side by Side, Bungalow		
Size:	1,013 sq.ft.	Age:	1977 (49 yrs old)
Beds:	3	Baths:	1
Garage:	Off Street		
Lot Size:	0.07 Acre		
Lot Feat:	Back Yard		

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

Inclusions: Refrigerator, Stove, Washer & Dryer

Investor Opportunity – Downtown Duplex. This 3-bedroom unit is a turnkey, income-producing rental with a long-term tenant already in place, offering immediate and reliable cash flow. Recent upgrades include a new furnace, hot water tank, and shingles, significantly reducing near-term maintenance. With ample parking and a core downtown location, this property benefits from consistent tenant demand due to its walkable access to shopping, schools, restaurants, and transit. The other side of the duplex is also for sale, creating a rare opportunity to acquire the full building. A solid, low-maintenance asset in a proven rental location—ideal for investors looking to expand or stabilize their portfolio.