

51 Fitzgerald Avenue  
Fort McMurray, Alberta

MLS # A2270468



**\$429,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,274 sq.ft.	<b>Age:</b>	1967 (59 yrs old)
<b>Beds:</b>	4	<b>Baths:</b>	2 full / 1 half
<b>Garage:</b>	Driveway, Single Garage Detached		
<b>Lot Size:</b>	0.19 Acre		
<b>Lot Feat:</b>	Corner Lot		

<b>Heating:</b>	Floor Furnace, Natural Gas	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Hardwood	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Full	<b>LLD:</b>	-
<b>Exterior:</b>	See Remarks	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	See Remarks		

**Inclusions:** fridge x 2, stove x 1, dishwasher x 1, washer/dryer x 1, all window coverings, all furnishings (negotiable)

FANTASTIC OPPORTUNITY to own a beautiful bungalow with detached 18.6 x 28 garage situated on a HUGE Yard, nestled across the street from the hospital and within walking distance to all amenities. The main home features a spacious kitchen, living area, 3 good size bedrooms, 2 full bathrooms with the primary bedroom having its own ensuite bath. The basement is developed with a self contained kitchenette, living area bedroom and full bathroom. Within walking distance to all amenities and schools! Call now to view before this home is gone like the wind!