

# \$375,000 - 101 Fraser Avenue, Fort McMurray

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MLS® #A2174816

**\$375,000**

5 Bedroom, 2.00 Bathroom, 1,055 sqft

Residential on 0.17 Acres

Downtown, Fort McMurray, Alberta

Welcome to this unique opportunity to own a home in the heart of downtown, perfectly located on a prominent corner with excellent accessibility. This property combines comfort, functionality, and future potential, making it ideal for families seeking convenience and long-term value.

Step inside and discover a thoughtfully designed layout that offers both privacy and flexibility. The home currently features an upstairs living space and a separate basement suite, perfect for extended family, guests, or creating additional rental income. A spacious double detached garage provides plenty of parking and storage for vehicles, toys, or a workshop.

This property shines with its prime location, close to schools, shopping, parks, and all the amenities of downtown living. Whether you're enjoying family time in your main living area, creating a cozy retreat downstairs, or taking advantage of the oversized garage, this home offers space for every lifestyle.

Highlights:

- Spacious layout with upstairs and basement living areas
- Double detached garage with ample parking and storage
- Corner lot in a central downtown location
- Convenient access to schools, shopping, and parks



â€¢ Great long-term potential for families or investors

This is more than just a houseâ€”itâ€™s a home where you can put down roots, enjoy the convenience of downtown living, and plan for the future. Donâ€™t miss your chance to own a property that offers both immediate comfort and long-term possibilities.

Built in 1967

**Essential Information**

MLS® #	A2174816
Price	\$375,000
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,055
Acres	0.17
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

**Community Information**

Address	101 Fraser Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1Y9

**Amenities**

Parking Spaces	6
Parking	Concrete Driveway, Parking Pad
# of Garages	1

**Interior**

Interior Features	See Remarks
Appliances	Dishwasher, Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air, Natural Gas
Cooling	Central Air
Has Basement	Yes
Basement	Exterior Entry, Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Corner Lot, Standard Shaped Lot
Roof	Asphalt
Construction	Other, Wood Frame
Foundation	Poured Concrete

## Additional Information

Date Listed	November 14th, 2024
Days on Market	298
Zoning	SCL1

## Listing Details

Listing Office	RE/MAX Connect
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