

# \$595,999 - 53 Fitzsimmons Avenue, Fort McMurray

MLS® #A2251485

**\$595,999**

4 Bedroom, 2.00 Bathroom, 917 sqft

Residential on 0.41 Acres

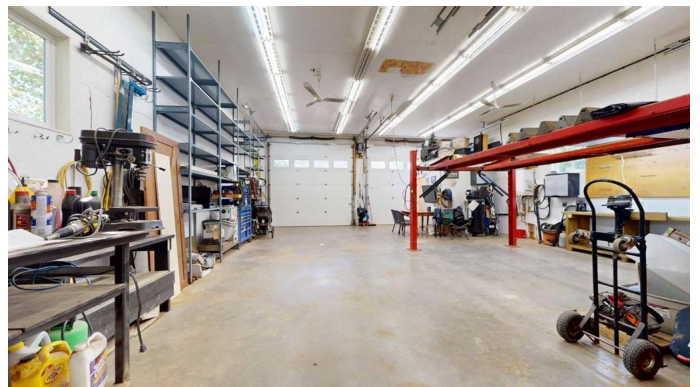
Downtown, Fort McMurray, Alberta

OH MY GOODNESS!! CHECK OUT THAT GARAGE? How Big?? 30' x 40' ! Heated? YES, Baxi Boiler 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! 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.

Built in 1972

## Essential Information

|            |           |
|------------|-----------|
| MLS® #     | A2251485  |
| Price      | \$595,999 |
| Bedrooms   | 4         |
| Bathrooms  | 2.00      |
| Full Baths | 2         |



|                |             |
|----------------|-------------|
| Square Footage | 917         |
| Acres          | 0.41        |
| Year Built     | 1972        |
| Type           | Residential |
| Sub-Type       | Detached    |
| Style          | Bi-Level    |
| Status         | Active      |

### Community Information

|             |                       |
|-------------|-----------------------|
| Address     | 53 Fitzsimmons Avenue |
| Subdivision | Downtown              |
| City        | Fort McMurray         |
| County      | Wood Buffalo          |
| Province    | Alberta               |
| Postal Code | T9H 1Z3               |

### Amenities

|                |                                                                                                                                      |
|----------------|--------------------------------------------------------------------------------------------------------------------------------------|
| Parking Spaces | 10                                                                                                                                   |
| Parking        | 220 Volt Wiring, Front Drive, Garage Door Opener, Garage Faces Front, Heated Garage, Insulated, Drive Through, Quad or More Detached |

### Interior

|                   |                         |
|-------------------|-------------------------|
| Interior Features | See Remarks             |
| Appliances        | See Remarks             |
| Heating           | Forced Air, Natural Gas |
| Cooling           | Central Air             |
| Has Basement      | Yes                     |
| Basement          | Finished, Full          |

### Exterior

|                   |                                                                                                     |
|-------------------|-----------------------------------------------------------------------------------------------------|
| Exterior Features | Fire Pit, Private Yard                                                                              |
| Lot Description   | Back Yard, City Lot, Few Trees, Front Yard, Fruit Trees/Shrub(s), Landscaped, Lawn, Street Lighting |
| Roof              | Shingle                                                                                             |
| Construction      | Concrete, Vinyl Siding, Wood Frame                                                                  |
| Foundation        | Poured Concrete                                                                                     |

### Additional Information

|             |                   |
|-------------|-------------------|
| Date Listed | August 26th, 2025 |
|-------------|-------------------|

|                |      |
|----------------|------|
| Days on Market | 19   |
| Zoning         | SCL1 |

## Listing Details

|                |                   |
|----------------|-------------------|
| Listing Office | People 1st Realty |
|----------------|-------------------|

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