

# **\$224,900 - 13 Saunderson Avenue, Fort McMurray**

MLS® #A2259389

**\$224,900**

6 Bedroom, 3.00 Bathroom, 1,382 sqft

Residential on 0.17 Acres

Downtown, Fort McMurray, Alberta

If this home was on Let Make a Deal here's what you would find behind the three doors. Behind door number 1, you could clean the house up and live in it as it is, Door Number 2. You could do minor renovations such as paint, flooring and perhaps a new Ikea kitchen or door number 3, you could take this home down the studs and re-imagine the floor plan because the space and room is there for it. Welcome to 13 Saunderson. Let's start with the 7400 sq/ft lot, it's huge. There's a single car garage and the yard has multiple mature trees and they're beautiful. Inside you'll find a large living room, formal dining room and large kitchen. There's a cozy faux fireplace tying the three rooms together. Down the hall is a 4pce bath, 3 good size bedrooms plus a massive primary bedroom with a 4pce ensuite. In addition to the already ample closet space there is a huge storage/utility room as well. Down stairs gives you a few more doors to choose from. You have a den and a family room with a bar for your basement, however on the other side of the basement you have a suite with a full kitchen, a 4 pce bath and 2 dens that have bedroom doors. This home is in a well established neighbourhood in the heart of downtown with tree lined streets, close to parks, Superstore/Freshco and the mall, Hospital and elementary schools. Everything you could possibly want are minutes away by foot or by car. This house will not last long so LETS MAKE A DEAL



Built in 1967

## Essential Information

MLS® #	A2259389
Price	\$224,900
Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,382
Acres	0.17
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

## Community Information

Address	13 Saunderson Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1N1

## Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Detached
# of Garages	1

## Interior

Interior Features	Bookcases, Closet Organizers, Separate Entrance
Appliances	Central Air Conditioner, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Standard
Cooling	Central Air
Fireplaces	None
Has Basement	Yes
Basement	Finished, Full

## Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Mixed
Foundation	Slab

### **Additional Information**

Date Listed	September 26th, 2025
Zoning	R1

### **Listing Details**

Listing Office	RE/MAX Connect
----------------	----------------

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.