

**25 Fitzgerald Avenue**  
**Fort McMurray, Alberta**

**MLS # A2214782**



**\$399,900**

<b>Division:</b>	Downtown		
<b>Type:</b>	Residential/House		
<b>Style:</b>	Bungalow		
<b>Size:</b>	1,038 sq.ft.	<b>Age:</b>	1967 (58 yrs old)
<b>Beds:</b>	5	<b>Baths:</b>	2
<b>Garage:</b>	Concrete Driveway, Double Garage Detached		
<b>Lot Size:</b>	0.15 Acre		
<b>Lot Feat:</b>	Back Yard, Landscaped, Low Maintenance Landscape, Standard Shaped Lot		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Ceramic Tile, Laminate, Linoleum	<b>Sewer:</b>	-
<b>Roof:</b>	Asphalt Shingle	<b>Condo Fee:</b>	-
<b>Basement:</b>	Finished, Full	<b>LLD:</b>	-
<b>Exterior:</b>	Concrete, Vinyl Siding, Wood Frame	<b>Zoning:</b>	R1
<b>Foundation:</b>	Poured Concrete	<b>Utilities:</b>	-
<b>Features:</b>	Laminate Counters, Pantry, Separate Entrance, Storage, Vinyl Windows		

**Inclusions:** FRIDGE, STOVE, DISHWASHER, OTR MICROWAVE, WASHER, DRYER, ALL WINDOW COVERINGS, CENTRAL AIR CONDITIONER

Welcome to this warm and inviting fully developed 5 bedroom, 2-bathroom home, perfectly located near parks, schools, hospital, shopping and all amenities. Step inside to a spacious layout featuring beautiful oak cabinetry, island counter and beautiful laminate flooring that flows throughout, creating a comfortable and stylish feel. The fully developed basement is perfect for family time or entertaining, offering a large recreation room with a cozy fireplace that's ready for those chilly evenings. And when you're ready some fresh air, you can soak up the sun in the south-facing backyard, complete with a fire pit—ideal for enjoying quiet afternoons or hosting friends and family. You'll love the 3-season room, which extends your living space, no matter what the weather brings. Whether you're sitting around the fire pit or entertaining in the 3-season room, you'll love spending time in this outdoor oasis. And for those who need a little extra room for toys, vehicles and tools, the SHOWSTOPPER DREAM GARAGE is a standout feature. Measuring 22' x 33', it comes with custom flooring and plenty of storage space, making it perfect for any hobbyist or diy enthusiast. The EXTRA LARGE DRIVEWAY also has plenty of room for multiple vehicles, or even your RV. This home has it all—space, style, and location! Call now for your personal tour today and see what makes this place the perfect fit for your family.