

# \$239,900 - 9907 Gordon Avenue, Fort McMurray

MLS® #A2259909

## \$239,900

3 Bedroom, 1.00 Bathroom, 1,014 sqft  
Residential on 0.07 Acres

Downtown, Fort McMurray, Alberta

Discover this fully renovated 3 bedroom duplex in the heart of downtown, offering exceptional value and versatility. With plenty of parking and unbeatable proximity to shopping, schools, dining, and all amenities, this property is ideal for both investors and homeowners who want comfort and convenience at their doorstep.

Inside, you'll find a brand-new kitchen, a beautifully updated bathroom, and modern finishes throughout. Major upgrades include a new hot water tank, furnace, and shingles, giving you peace of mind for years to come.

For homeowners, this is a move-in-ready property in a prime location. For investors, it's a fantastic opportunity to secure a strong rental in a high demand area. Either way, this downtown duplex checks all the boxes.

Built in 1977

## Essential Information

MLS® #	A2259909
Price	\$239,900
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,014
Acres	0.07



Year Built	1977
Type	Residential
Sub-Type	Semi Detached
Style	2 Storey, Side by Side
Status	Active

### Community Information

Address	9907 Gordon Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 2E3

### Amenities

Parking Spaces	4
Parking	Off Street

### Interior

Interior Features	See Remarks
Appliances	Refrigerator, Stove(s), Washer/Dryer
Heating	Forced Air
Cooling	None
Has Basement	Yes
Basement	Exterior Entry, Full, Unfinished

### Exterior

Exterior Features	Other
Lot Description	Low Maintenance Landscape
Roof	Asphalt Shingle
Construction	Concrete, Wood Siding
Foundation	Poured Concrete

### Additional Information

Date Listed	September 25th, 2025
Days on Market	11
Zoning	SCL1

### Listing Details

Listing Office

EXP REALTY

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