

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

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	297
Zoning	SCL1

Listing Details

Listing Office	RE/MAX Connect
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