

\$200,000 - 9907b Gordon, Fort McMurray

MLS® #A2259920

\$200,000

3 Bedroom, 1.00 Bathroom, 1,013 sqft
Residential on 0.07 Acres

Downtown, Fort McMurray, Alberta

Attention investors! This downtown duplex features 3 bedrooms and is a turn key rental opportunity with a reliable tenant already in place.

Recent major upgrades include a new hot water tank, furnace, and shingles, giving you confidence in the property's long-term durability and reducing future maintenance costs.

With ample parking and a location just steps from shopping, schools, restaurants, and all amenities, this investment is perfectly positioned to continue attracting strong rental demand. Whether you're growing your portfolio or looking for a steady income property, this duplex delivers.

Built in 1977

Essential Information

MLS® #	A2259920
Price	\$200,000
Bedrooms	3
Bathrooms	1.00
Full Baths	1
Square Footage	1,013
Acres	0.07
Year Built	1977
Type	Residential



Sub-Type	Semi Detached
Style	Side by Side, Bungalow
Status	Active

Community Information

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

Amenities

Parking Spaces	4
Parking	Off Street

Interior

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

Exterior

Exterior Features	Other
Lot Description	Back Yard
Roof	Asphalt
Construction	Concrete, Wood Siding
Foundation	Poured Concrete

Additional Information

Date Listed	September 25th, 2025
Days on Market	27
Zoning	SCL1

Listing Details

Listing Office	EXP REALTY
----------------	------------

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® 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.