\$598,000 - 9907 Gordon Avenue, Fort McMurray

MLS® #A2209732

\$598,000

6 Bedroom, 2.00 Bathroom, 1,881 sqft Residential on 0.07 Acres

Downtown, Fort McMurray, Alberta

Here's a rare oneâ€"a full side-by-side duplex, selling together on one title. Both units have their own private entrances, separate laundry, and loads of parking out front and off the alley in the back.

One side is completely renovated top to bottomâ€"new kitchen, countertops, flooring, baseboards, paint, doors, lightsâ€"it's move-in ready and perfect to live in or rent out immediately. The other side is currently tenant-occupied, already generating income.

Both units have undeveloped basements, but the framing from previous layouts is still in place, giving you the opportunity to finish them the way you want. Big upside hereâ€"add bedrooms, bathrooms, or even legal suites (check zoning) to increase value and rental potential.

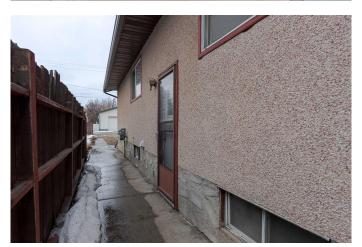
Since the flood, a lot of the heavy lifting has been done: new hot water tanks, furnaces, shinglesâ€"all the important stuff is already taken care of.

This one's perfect for an investor or even someone looking to house hackâ€"live in one

side while you renovate and build out the rest.







Built in 1977

Essential Information

MLS® # A2209732 Price \$598,000

Bedrooms 6
Bathrooms 2.00

Full Baths 2

Square Footage 1,881 Acres 0.07 Year Built 1977

Type Residential

Sub-Type Duplex

Style Side by Side, Bungalow

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, Parking Pad

Interior

Interior Features See Remarks

Appliances Dryer, Refrigerator, Stove(s), Washer

Heating Forced Air, Natural Gas

Cooling None
Has Basement Yes

Basement Partial, Unfinished

Exterior

Exterior Features Other

Lot Description Back Lane, Back Yard, Level, Low Maintenance Landscape, Cleared,

Paved

Roof Asphalt Shingle

Construction Concrete, Stucco, Wood Siding

Foundation Poured Concrete

Additional Information

Date Listed April 9th, 2025

Days on Market 28

Zoning SCL1

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.