

\$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 one—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 bottom—new kitchen, countertops, flooring, baseboards, paint, doors, lights—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 here—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, shingles—all the important stuff is already taken care of.

This one's perfect for an investor or even someone looking to house hack—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

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