

# \$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, Cleared, Level, Low Maintenance Landscape, Paved
Roof	Asphalt Shingle
Construction	Concrete, Stucco, Wood Siding

Foundation                  Poured Concrete

### **Additional Information**

Date Listed                  April 9th, 2025

Days on Market            58

Zoning                        SCL1

### **Listing Details**

Listing Office               RE/MAX Connect

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