

# \$239,900 - 9907 Gordon Avenue, Fort McMurray

MLS® #A2259909

## \$239,900

3 Bedroom, 1.00 Bathroom, 1,014 sqft  
Residential on 0.07 Acres

Downtown, Fort McMurray, Alberta

Discover this fully renovated 3 bedroom duplex in the heart of downtown, offering exceptional value and versatility. With plenty of parking and unbeatable proximity to shopping, schools, dining, and all amenities, this property is ideal for both investors and homeowners who want comfort and convenience at their doorstep.

Inside, youâ€™ll find a brand-new kitchen, a beautifully updated bathroom, and modern finishes throughout. Major upgrades include a new hot water tank, furnace, and shingles, giving you peace of mind for years to come.

For homeowners, this is a move-in-ready property in a prime location. For investors, itâ€™s a fantastic opportunity to secure a strong rental in a high demand area. Either way, this downtown duplex checks all the boxes.

Built in 1977

### Essential Information

|                |           |
|----------------|-----------|
| MLS® #         | A2259909  |
| Price          | \$239,900 |
| Bedrooms       | 3         |
| Bathrooms      | 1.00      |
| Full Baths     | 1         |
| Square Footage | 1,014     |
| Acres          | 0.07      |



|            |                        |
|------------|------------------------|
| Year Built | 1977                   |
| Type       | Residential            |
| Sub-Type   | Semi Detached          |
| Style      | 2 Storey, Side by Side |
| 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 |

### Interior

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

### Exterior

|                   |                           |
|-------------------|---------------------------|
| Exterior Features | Other                     |
| Lot Description   | Low Maintenance Landscape |
| Roof              | Asphalt Shingle           |
| Construction      | Concrete, Wood Siding     |
| Foundation        | Poured Concrete           |

### Additional Information

|                |                      |
|----------------|----------------------|
| Date Listed    | September 25th, 2025 |
| Days on Market | 44                   |
| Zoning         | SCL1                 |

### Listing Details

Listing Office

EXP REALTY

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