

# \$399,900 - 73 Alberta Drive, Fort McMurray

MLS® #A2204550

## \$399,900

5 Bedroom, 2.00 Bathroom, 1,116 sqft  
Residential on 0.15 Acres

Downtown, Fort McMurray, Alberta

Fully Renovated Income Property â€“  
Downtown Fort McMurray

This turnkey investment offers exceptional income potential with a fully renovated home on a large 6,500+ sqft lot.

Main Floor: Features a brand-new kitchen with stainless steel appliances, tile backsplash, and great natural light. Enjoy a spacious living room, three bedrooms, updated full bath, hardwood floors, pot lighting, and stackable laundry.

Legal Basement Suite: Private entrance, modern kitchen, large rec room, one bedroom + den, full bath, and full-size laundry.

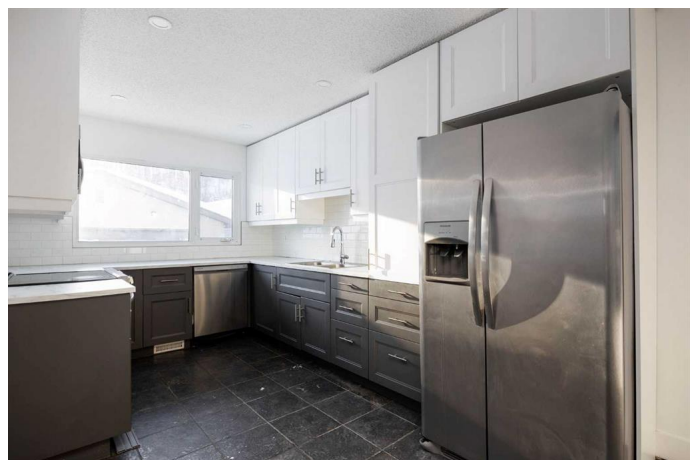
Extras: Huge backyard, 22â€™<sup>TM</sup> x 24â€™<sup>TM</sup> detached garage, and prime downtown location.

Live upstairs and rent the basement or cash flow as an investor! Book your private viewing today!

Built in 1966

## Essential Information

MLS® #	A2204550
Price	\$399,900
Bedrooms	5
Bathrooms	2.00
Full Baths	2
Square Footage	1,116
Acres	0.15
Year Built	1966



Type	Residential
Sub-Type	Detached
Style	Bi-Level
Status	Active

### **Community Information**

Address	73 Alberta Drive
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1P7

### **Amenities**

Parking Spaces	5
Parking	Double Garage Detached
# of Garages	2

### **Interior**

Interior Features	Laminate Counters
Appliances	Other
Heating	Forced Air
Cooling	Other
Has Basement	Yes
Basement	Finished, Full, Suite

### **Exterior**

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Landscaped
Roof	Asphalt Shingle
Construction	Concrete
Foundation	Poured Concrete

### **Additional Information**

Date Listed	March 21st, 2025
Days on Market	18
Zoning	R1

### **Listing Details**

Listing Office

EXP REALTY

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