

\$224,900 - 13 Saunderson Avenue, Fort McMurray

MLS® #A2259389

\$224,900

6 Bedroom, 3.00 Bathroom, 1,382 sqft
Residential on 0.17 Acres

Downtown, Fort McMurray, Alberta

CASH ONLY BUYERS !! This home needs a buyer with a passion, vision and line of credit. The potential is here. Welcome to 13 Saunderson. Let's start with the 7400 sq/ft lot, it's huge. There's a single car garage and the yard has multiple mature trees and they're beautiful. Inside you'll find a large living room, formal dining room and large kitchen. There's a cozy faux fireplace tying the three rooms together. Down the hall is a 4pce bath, 3 good size bedrooms plus a massive primary bedroom with a 4pce ensuite. In addition to the already ample closet space there is a huge storage/utility room as well. Down stairs gives you a few more doors to choose from. You have a den and a family room with a bar for your basement, however on the other side of the basement you have a suite with a full kitchen, a 4 pce bath and 2 dens that have bedroom doors. This home is in a well established neighbourhood in the heart of downtown with tree lined streets, close to parks, Superstore/Freshco and the mall, Hospital and elementary schools. Everything you could possibly want are minutes away by foot or by car.

Built in 1967

Essential Information

MLS® #	A2259389
Price	\$224,900



Bedrooms	6
Bathrooms	3.00
Full Baths	3
Square Footage	1,382
Acres	0.17
Year Built	1967
Type	Residential
Sub-Type	Detached
Style	Bungalow
Status	Active

Community Information

Address	13 Saunderson Avenue
Subdivision	Downtown
City	Fort McMurray
County	Wood Buffalo
Province	Alberta
Postal Code	T9H 1N1

Amenities

Parking Spaces	3
Parking	Parking Pad, Single Garage Detached
# of Garages	1

Interior

Interior Features	Bookcases, Closet Organizers, Separate Entrance
Appliances	Central Air Conditioner, Refrigerator, Stove(s), Washer/Dryer, Window Coverings
Heating	Standard
Cooling	Central Air
Fireplaces	None
Has Basement	Yes
Basement	Full

Exterior

Exterior Features	Private Yard
Lot Description	Back Yard, Front Yard, Lawn
Roof	Asphalt Shingle
Construction	Mixed

Foundation Poured Concrete

Additional Information

Date Listed September 26th, 2025
Days on Market 41
Zoning R1

Listing Details

Listing Office RE/MAX Connect

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